CASSATA OAKS

PRELIMINARY PLAT

1

DEVELOPER:

MPS DEVELOPMENT AND CONSTRUCTION, LLC
625 N. TAMIAMI TRAIL
VENICE, FL. 34285

OWNER:

AUBURN ROAD FC LLC
7507 S TRAIL
SARASOTA, FL. 34231

CIVIL ENGINEER

PROFESSIONAL ENGINEERING RESOURCES, INC.
10225 ULMERTON ROAD, SUITE 4D
LARGO, FL. 33771 (727) 408-5207

SURVEYOR

BRITT SURVEYING, INC.
606 CYPRESS AVE.
VENICE, FL. 34285 (941) 493-1396

LANDSCAPE ARCHITECT

HAZELTINE NURSERIES, INC.
P.O. BOX 236
VENICE, FL. 34292 (941) 485-1272

LEGAL DESCRIPTION :

DESCRIPTION: AS FURNISHED

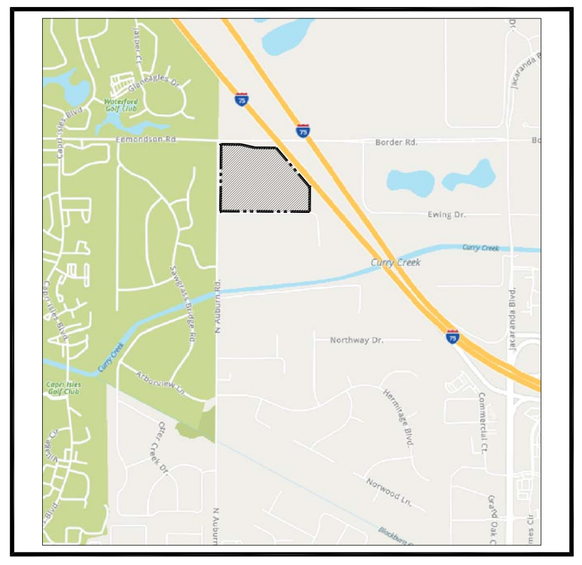
LOTS 226, 227, 228, 230 231 & 232, NORTH VENICE FARMS LYING SOUTH & WEST OF I-75 R/W AS DESCRIBED IN CA-76- 2410 & LESS PORTION OF SAID LOTS 232 & 233 BEING DESCRIBED AS 2.038 AC TRACT IN ORI 2008036086, LESS NORTH 27 FT OF WEST 167 FT TO COUNTY FOR R/W, CONTAINING 39.± C-AC M/L

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF SECTION 3, TOWNSHIP 39 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA; THENCE S.00°34'01"W., ALONG THE WEST LINE OF SAID SECTION 3, A DISTANCE OF 59.82 FEET; THENCE S.89°40'24"E., A DISTANCE OF 33.38 FEET TO THE INTERSECTION OF THE EAST RIGHT OF WAY OF N AUBURN ROAD (73 FOOT WIDE) AS SHOWN ON SAWGRASS UNIT 1, SUBDIVISION, AS RECORDED IN PLAT BOOK 38, PAGE 37, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA AND THE SOUTH RIGHT OF WAY LINE OF BORDER ROAD (WIDTH VARIES) ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUE S.89°40'24"E.ALONG SAID SOUTH RIGHT OF WAY LINE AND THE SOUTH LIMITED ACCESS RIGHT OF WAY LINE OF SAID BORDER ROAD (WIDTH VARIES) AS SHOWN ON STATE ROAD NO. 93 (INTERSTATE 75) RIGHT OF WAY MAP SECTION 17075-2406, A DISTANCE OF 346.63 FEET; THENCE S.77°38'25"E., ALONG SAID SOUTH LIMITED ACCESS RIGHT OF WAY LINE, A DISTANCE OF 288.15 FEET THENCE S.89°43'39"E., ALONG SAID SOUTH LIMITED ACCESS RIGHT OF WAY LINE, A DISTANCE OF 382.98 FEET; THENCE S.40°42'12"E., ALONG THE WESTERLY LIMITED ACCESS LINE OF SAID STATE ROAD NO. 93 (INTERSTATE 75) (WIDTH VARIES), A DISTANCE OF 952.22 FEET; THENCE S.00°02'20"W., ALONG THE WEST LINE OF THAT CERTAIN PARCEL OF LAND, AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS INSTRUMENT # 2008036086, SAID PUBLIC RECORDS, A DISTANCE OF 453.60 FEET TO THE INTERSECTION WITH THE NORTH RIGHT OF WAY LINE OF EWING DRIVE (66 FOOT WIDE), AS SHOWN ON NORTH VENICE FARMS, SUBDIVISION, AS RECORDED IN PLAT BOOK 2, PAGE 203, SAID PUBLIC RECORDS; THENCE N.89°39'40"W., ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 1,644.32 FEET TO THE INTERSECTION WITH SAID EAST RIGHT OF WAY OF N AUBURN ROAD; THENCE N.00°35'05"E., ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 1,231.29 FEET TO THE POINT OF BEGINNING. BEING AND LYING IN SECTION 3, TOWNSHIP 39 SOUTH, RANGE 18 EAST, SARASOTA COUNTY, FLORIDA.

CONTAINING 1,725,994 SQUARE FEET OR 39.62 ACRES, MORE OR LESS.

SUBJECT TO PERTINENT EASEMENTS, RIGHTS OF WAY AND RESTRICTIONS OF RECORD, IF ANY.



LOCATION MAP

SECTION 3 TOWNSHIP 39S RANGE 19E

PARCEL ID NO. = 0399040001
PROPERTY ADDRESS = BORDER ROAD, VENICE, FL. 34292

SITE AREA:

LOTS = 31.54 AC±

PERCENT AND ACREAGE OF IMPERVIOUS/PERVIOUS AREA:

PERVIOUS AND PONDS =	26.52	AC.±	67%
IMPERVIOUS =	13.10	AC.±	33%
TOTAL =	39.62	AC.±	100%

INFRASTRUCTURE IMPROVEMENTS:

LINEAR FEET OF POTABLE WATER MAIN	= 3,511 FT
LINEAR FEET OF SANITARY SEWER MAIN	= 3,099 FT
LINEAR FEET OF FORCE MAIN	= 2,495 FT
NUMBER OF MANHOLES	= 14 UNITS

CITY OF VENICE TO PROVIDE WATER, SEWER AND SOLID WASTE SERVICES TO THE PROJECT.

NOTES:

1. ALL WORK CONDUCTED IN BORDER ROAD, AUBURN ROAD AND EDMONDSON ROAD RIGHT-OF-WAYS (ROW) WILL REQUIRE THE ISSUANCE OF A ROW PERMIT FROM SARASOTA COUNTY. A COPY OF THE PERMIT TO BE PROVIDED TO THE CITY OF VENICE.
2. TREE REMOVAL PERMIT MUST BE OBTAINED FROM THE CITY OF VENICE. SITE CONTRACTOR TO APPLY FOR AND OBTAIN PERMIT.
3. *POST DEVELOPMENT 25 YR -24 HR RUNOFF VOLUME DOES NOT EXCEED PRE-DEVELOPMENT 25 YR RUNOFF VOLUME. POST-DEVELOPMENT 25 YR - 24 HR PEAK RUNOFF DOES NOT EXCEED PRE-DEVELOPMENT 25 YR - 24 HR PEAK RUNOFF.
4. 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
5. CONSTRUCTION SITE INFORMATION MUST BE POSTED WITH 24-HOUR CONTACT INFORMATION
6. PUBLIC IMPROVEMENTS ARE THE WATERMAIN, SANITARY SEWER FORCEMAIN, RECLAIM MAIN, GRAVITY SANITARY SEWER MAIN AND LIFT STATION.
7. PRIVATE IMPROVEMENTS ARE THE PONDS, LANDSCAPE AREAS, STORM DRAINAGE SYSTEM, WALLS, FENCES, ROADS AND SIDEWALKS.
8. ALL ON-SITE IMPROVEMENTS SHALL BE CONSTRUCTED TO MEET THE LATEST VERSION OF THE CITY OF VENICE STANDARD DETAILS.
9. ELEVATIONS SHOWN HEREON ARE BASED ON NGS CONTROL POINTS DESIGNATION S 175 83 A31 ELEVATION 37.22 NAVD 88 AND BRASS DISCS FOUND IN CONC AND ARE REFERENCED TO NORTH AMERICAN DATUM OF 1988 (NAVD88).

CITY OF VENICE NOTES

1. ALL UTILITIES, WHETHER PUBLIC OR PRIVATE, SHALL MEET CITY OF VENICE STANDARDS.
2. CONTACT PUBLIC WORKS SOLID WASTE DIVISION (941-486-2422) FOR APPROVAL OF DUMPSTER LOCATION AND LAYOUT PRIOR TO CONSTRUCTION.

UTILITIES

TECO PEOPLES GAS
702 NORTH FRANKLIN STREET
P.O. BOX 2562
TAMPA, FL
33601-2562

FLORIDA POWER & LIGHT
CONSTRUCTION SERVICES
5657 SOUTH McINTOSH ROAD
SARASOTA, FL 34230

WATER AND SEWER
CITY OF VENICE
401 WEST VENICE AVE.
VENICE, FL. 34285

VERIZON ENGINEERING
1701 RINGLING BOULEVARD
SARASOTA, FL 34230

COMCAST CABLEVISION OF WEST FLORIDA, INC.
5205 FRUITVILLE ROAD
SARASOTA, FL 34232

NO.	DATE	BY	REVISIONS
1	4-15-25	SAG	ADDED SHEET 26 AS PER ENGINEER.

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1.	COVER SHEET
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3.	MASTER SITE PLAN
4A-4D.	SITE, SIGNAGE AND STRIPING PLAN
5A-5D.	WATER, RECLAIM AND SANITARY SEWER PLAN
6A-6D.	GRADING PLAN
7A-7D.	DRAINAGE PLAN
8A-8D.	MASTER UTILITY PLAN
9A-9D.	DEMOLITION AND TREE REMOVAL PLAN
10A-10D.	PRELIMINARY PLAT
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12-12B.	TOPOGRAPHIC AND TREE SURVEY
13-13C.	ROUTE SURVEY
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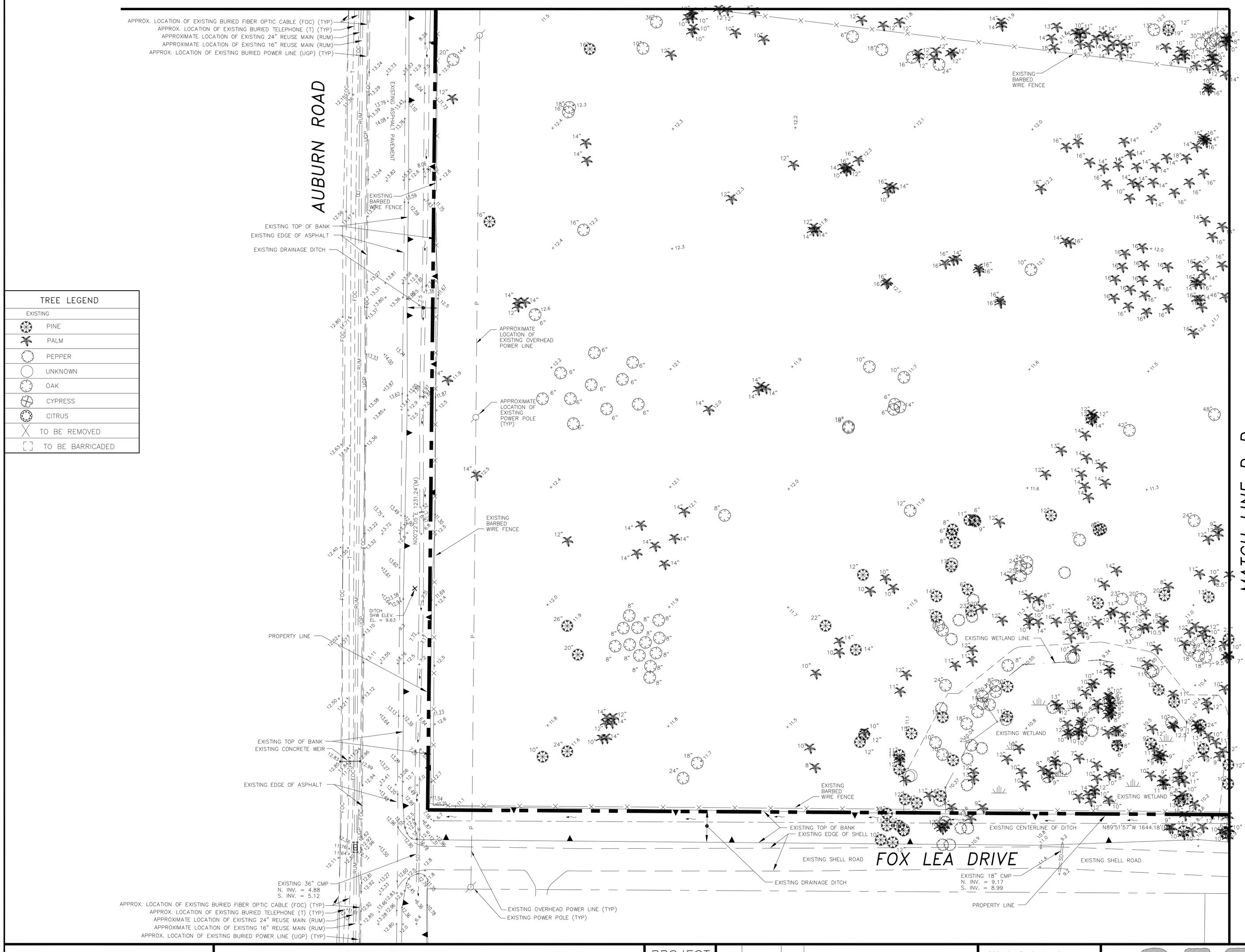
16.	BEST MANAGEMENT DETAILS (SWPPP)
17.	OFF SITE SSFM PLAN
18.	CITY OF VENICE PAVING, GRADING AND DRAINAGE DETAILS
19-25.	PAVING, GRADING AND DRAINAGE DETAILS
26.	CITY OF VENICE FIRE TRUCK TURNING MOVEMENT

Paul V. Sherma
Digitally signed by Paul Sherma
Date: 2025.06.03 14:39:26 -04'00'

PAUL V. SHERMA, STATE OF FLORIDA, PROFESSIONAL ENGINEER, LICENSE NO. 35628
THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY PAUL V. SHERMA ON THE DATE INDICATED HERE USING A DIGITAL SIGNATURE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.
APPROVED
PAUL V. SHERMA, P.E. 35628

PROFESSIONAL ENGINEERING RESOURCES, INC.
CIVIL ENGINEERS, PLANNERS, PERMIT EXPEDITORS
CERTIFICATE OF AUTHORIZATION NUMBER: 4401

CASSATA OAKS



TREE LEGEND

EXISTING

- PINE
- PALM
- PEPPER
- UNKNOWN
- OAK
- CYPRESS
- CITRUS
- TO BE REMOVED
- TO BE BARRICADED

SITE CONTRACTOR SHALL COMPLY WITH ORDINANCE NO. 2024–25 FOR THE CASSATA OAKS PROJECT WITH REGARD TO SITE CONSTRUCTION AS PROVIDED BELOW:

A. ORDINANCE NO. 2024–25

CONSTRUCTION BEST MANAGEMENT PRACTICES WILL BE UTILIZED TO MINIMIZE IMPACT ON THE BUSINESS TO THE SOUTH KNOWN AS FOX LEA FARM INCLUDING THE FOLLOWING:

A. THE 3 FT. BERM AND 8 FT. WALL PARALLEL WITH THE SOUTHERN PROPERTY LINE WILL BE CONSTRUCTED PRIOR TO SITE CLEARING EXCEPT FOR THOSE AREAS NECESSARY TO OBTAIN ACCESS TO WORK AREAS.
B. FOX LEA DRIVE WILL NOT BE USED AS A CONSTRUCTION ENTRANCE.
C. DURING THE COURSE OF CONSTRUCTION, THE PROPERTY OWNER AND ITS CONTRACTORS SHALL NOT USE OR FLY DRONES OVER ANY PORTION OF THE SOUTHERN BOUNDARY OF THE SUBJECT PROPERTY.
D. DURING THE COURSE OF CONSTRUCTION, THE PROPERTY OWNER AND ITS CONTRACTORS SHALL NOT BURN ANY TRASH OR WASTE MATERIALS ON THE SUBJECT PROPERTY OR UTILIZE OPEN BURNING OF LAND CLEARING MATERIAL AND DEBRIS DURING ALL LAND DEVELOPMENT AND/OR CONSTRUCTION ACTIVITIES.
E. ALL WOOD CHIPPING WILL BE DONE ON THE NORTH ONE QUARTER OF THE PROPERTY TO MINIMIZE NOISE IMPACTS TO THE SOUTHERN PROPERTY.
F. THE DEVELOPER SHALL INSTALL A GROUND WATER LINER AT THE SOUTHERN SIDE OF THE PROPERTY SOUTH OF THE PROPOSED LAKES COMMENCING 2 FT. BELOW EXISTING GROUND LEVEL TO A DEPTH OF 12 FT. BELOW EXISTING GROUND LEVEL TO PREVENT NEGATIVE DRAW DOWN OF THE WATER TABLE SOUTH OF THE SUBJECT PROPERTY.
G. ONE POND WILL BE DUG AT A TIME.
H. NO STORMWATER OR OTHER DRAINAGE FROM THE DEVELOPED PROPERTY SHALL DISCHARGE INTO THE EXISTING DITCH THAT RUNS EAST–WEST WITHIN THE NORTHERN PORTION OF THE FOX LEA DRIVE RIGHT–OF–WAY. THE DEVELOPED PROPERTY BEING THAT AREA NORTH OF THE 3 FT. BERM AND 8 FT. WALL.

B. SITE CONSTRUCTION SEQUENCE

1. INSTALL SILT FENCE.
2. CLEAR FOR BERM AND WALL ON LOTS 1E–10E, GROUND WATER LINER AND POND 1.
3. INSTALL GROUND WATER LINER.
4. CONSTRUCT BERM ON LOTS 1E–10E AND EXCAVATE POND 1.
5. INSTALL WALL ON LOTS 1E–10E.
6. CLEAR REMAINDER OF SITE.
7. CONTRACTOR SHALL CONSTRUCT THE PONDS IN THE FOLLOWING SEQUENCE:
   POND 1, POND 10, POND 2, POND 9, POND 3, POND 8, POND 4, POND 7, POND 5, POND 6, AND POND 11.
   EACH POND SHALL BE TOTALLY COMPLETED PRIOR TO PROCEEDING TO THE NEXT POND.
8. THERE SHALL BE NO DISCHARGE OF WATER INTO THE EXISTING DITCH ALONG FOX LEA DRIVE OR I–75.
9. IF DEWATERING IS REQUIRED THE SITE CONTRACTOR SHALL OBTAIN A DEWATERING PERMIT/APPROVAL FROM THE CITY OF VENICE AND THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT PRIOR TO DISCHARGING DEWATERING OFFSITE.

LEGEND

PROPOSED	EXISTING
	WATER MAIN
	FIRE MAIN
	RECLAIM WATER MAIN
	REDUCER
	TEMPORARY BLOWOFF
	FIRE HYDRANT
	GATE VALVE (G.V. & BOX)
	FIRE DEPARTMENT CONNECTION
	DOUBLE CHECK ASSEMBLY
	WATER METER
	SANITARY SEWER LINE
	SANITARY SEWER FORCEMAIN
	SANITARY SEWER MANHOLE
	CLEAN OUT
	STORM DRAIN
	ROOF DRAIN
	GRATE INLET
	JUNCTION BOX
	EROSION CONTROL
	OUTFALL STRUCTURE
	MITERED END SECTION (M.E.S.)
	TOP OF BANK
	FENCE OR WALL
	EASEMENT OR SETBACK
	TRAFFIC FLOW ARROW
	HANDICAP PARKING SPACE
	H.P. OR CHANGE IN GRADE
	UNDERDRAIN
	ELEVATION
	CONTOUR
	GTE
	U.G. ELECTRICAL LINE
	GAS MAIN
	DETECTABLE WARNING

CONTRACTOR TO CALL "SUNSHINE" AT 1–800–432–4770, 48 hrs. PRIOR TO ANY CLEARING OR CONSTRUCTION FOR EXISTING UTILITY LOCATIONS.

NORTH

40 20 0 40 80
30 10
GRAPHIC SCALE

NOTES:

1. EXISTING BOUNDARY, IMPROVEMENTS, TREES & TOPOGRAPHY TAKEN FROM BRIGHAM/ALLEN LAND SURVEYING BOUNDARY SURVEY DATED 9/02/2017, ROUTE SURVEY DATED 9/1/2017 AND SCHAPPACHER SURVEYING, L.L.C. TOPOGRAPHY AND TREE SURVEY LAST REVISED 8/30/2016.
2. CONTRACTOR TO LOCATE ALL UNDERGROUND UTILITIES PRIOR TO ANY CONSTRUCTION ACTIVITIES.
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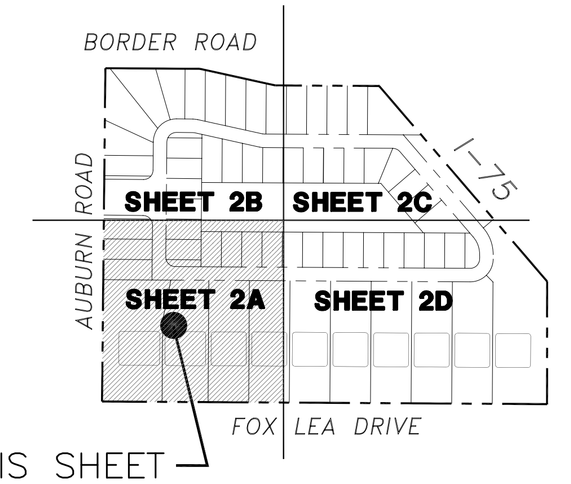
8. IF THERE IS ANY QUESTION, CONFLICT OR DISCREPANCY ON THE CIVIL ENGINEERING CONSTRUCTION PLANS, CONTRACTOR TO CONTACT PROFESSIONAL ENGINEERING RESOURCES, INC. AND OBTAIN WRITTEN CLARIFICATION PRIOR TO INSTALLATION OR CONSTRUCTION.
9. CONTRACTOR TO COMPLY WITH UNIVERSAL ENGINEERING SCIENCES GEOTECHNICAL REPORTS, AUGUST 11, 2015 REPORT NO. 11212, JUNE 16, 2022, REPORT NO. 220333, MARCH 4, 2024 REPORT NO. 240091.
10. CONTRACTOR TO FIELD VERIFY LOCATION AND DEPTH OF EXISTING UTILITIES AT PROPOSED SSFM, WATER MAIN, RECLAIM MAIN AND DRAINAGE PRIOR TO COMMENCING WORK.
11. CONTRACTOR TO PROVIDE MAINTENANCE OF TRAFFIC ON AUBURN ROAD, EDMONDSON ROAD AND BORDER ROAD AS PER F.D.O.T. INDEX (SEE DETAIL).



KEY MAP

CLIENT:
MPS DEVELOPMENT AND CONSTRUCTION, LLC
625 N. TAMIAMI TRAIL
VENICE, FL. 34285

PROJECT NAME: SEC. 3 TWP. 39S RNG. 19E

CASSATA OAKS

EXISTING CONDITION PLAN

PROJECT NUMBER: 22–2568

SCALE: 1"=40'

NO.	DATE	BY	REVISIONS
2	3–4–25	SAG	ADDED WETLAND AS PER SWFWMD COMMENTS.
1	2–21–25	SAG	REVISED PLAN AS PER SWFWMD COMMENTS.

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PROFESSIONAL ENGINEERING RESOURCES, INC.
10225 ULMERTON ROAD, SUITE 4D, LARGO, FL. 33771
CIVIL ENGINEERS, PLANNERS, PERMIT EXPEDITORS (727) 408–5208
CERTIFICATE OF AUTHORIZATION NUMBER: 4401

DRAWING TYPE
■ PRELIMINARY
□ CONSTRUCTION
□ RECORD

DESIGNED BY: PVS | CHECKED BY: PVS
DRAWN BY: SAG | DATE: 8–15–24

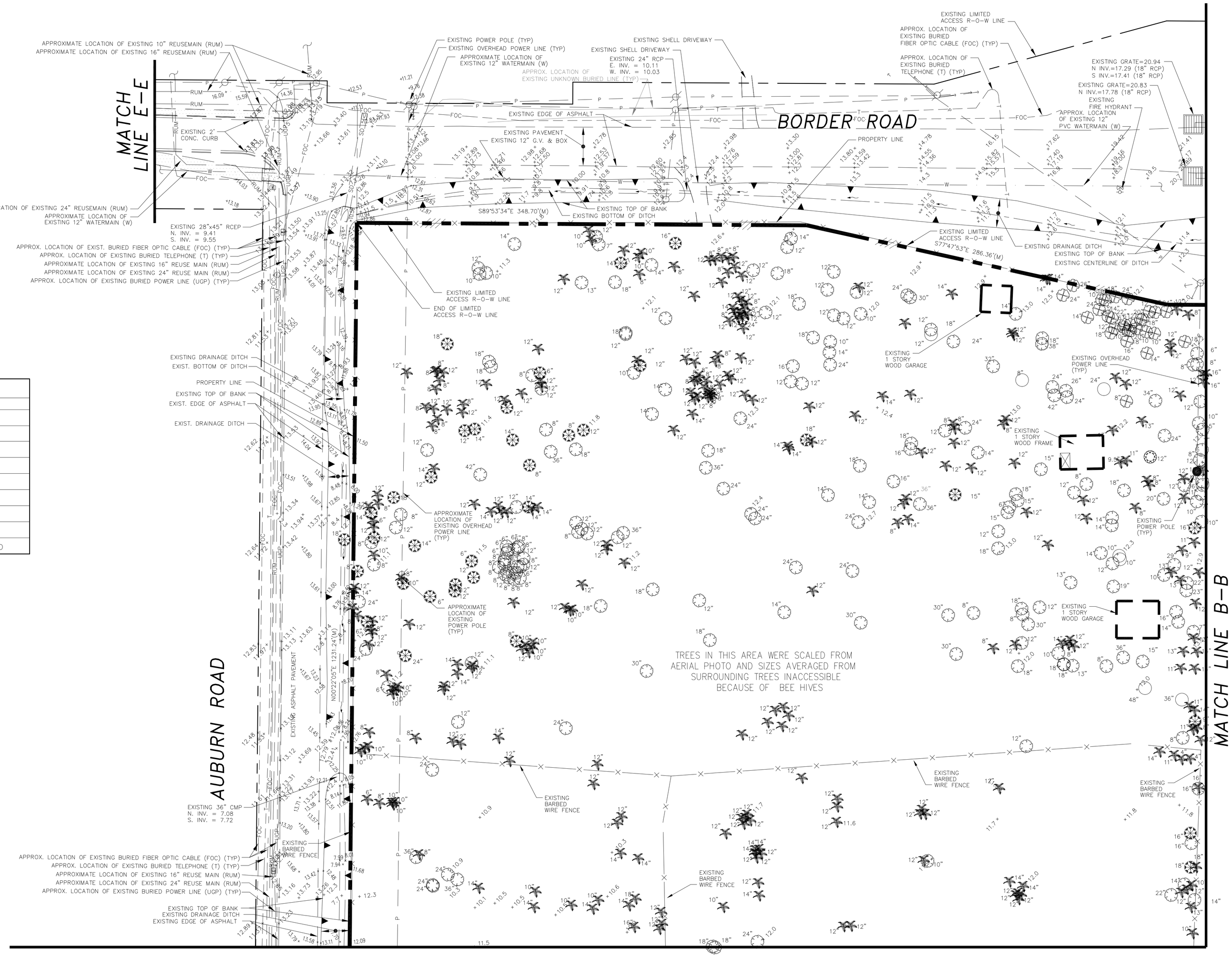
PAUL V. SHERMA, STATE OF FLORIDA, PROFESSIONAL ENGINEER, LICENSE NO. 35628

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY PAUL V. SHERMA ON THE DATE INDICATED HERE USING A DIGITAL SIGNATURE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

APPROVED

PAUL V. SHERMA,REG. NO. 35628

SHEET NUMBER: 2A



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NOTES:

1. EXISTING BOUNDARY, IMPROVEMENTS, TREES & TOPOGRAPHY TAKEN FROM BRIGHAM/ALLEN LAND SURVEYING BOUNDARY SURVEY DATED 9/02/2017, ROUTE SURVEY DATED 9/1/2017 AND SCHAPPACHER SURVEYING, L.L.C. TOPOGRAPHY AND TREE SURVEY LAST REVISED 8/30/2016.
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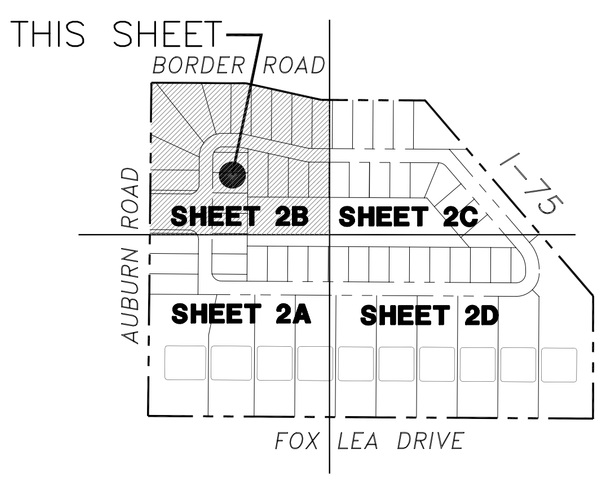

KEY MAP

CLIENT:
MPS DEVELOPMENT AND CONSTRUCTION, LLC
625 N. TAMIAMI TRAIL
VENICE, FL. 34285

PROJECT NAME: SEC. 3 TWP. 39S RNG. 19E

CASSATA OAKS

EXISTING CONDITION PLAN

PROJECT NUMBER: 22-2568

SCALE: 1"=40'

NO.	DATE	BY	REVISIONS
1	2-21-25	SAG	REVISED PLAN AS PER SWFWMD COMMENTS.

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PROFESSIONAL ENGINEERING RESOURCES, INC.
10225 ULMERTON ROAD, SUITE 4D, LARGO, FL. 33771
CIVIL ENGINEERS, PLANNERS, PERMIT EXPEDITORS (727) 408-5208
CERTIFICATE OF AUTHORIZATION NUMBER: 4401

DRAWING TYPE
- ■ PRELIMINARY
- □ CONSTRUCTION
- □ RECORD

DESIGNED BY: PVS | CHECKED BY: PVS
DRAWN BY: SAG | DATE: 8-15-24

PAUL V. SHERMA, STATE OF FLORIDA, PROFESSIONAL ENGINEER, LICENSE NO. 35628

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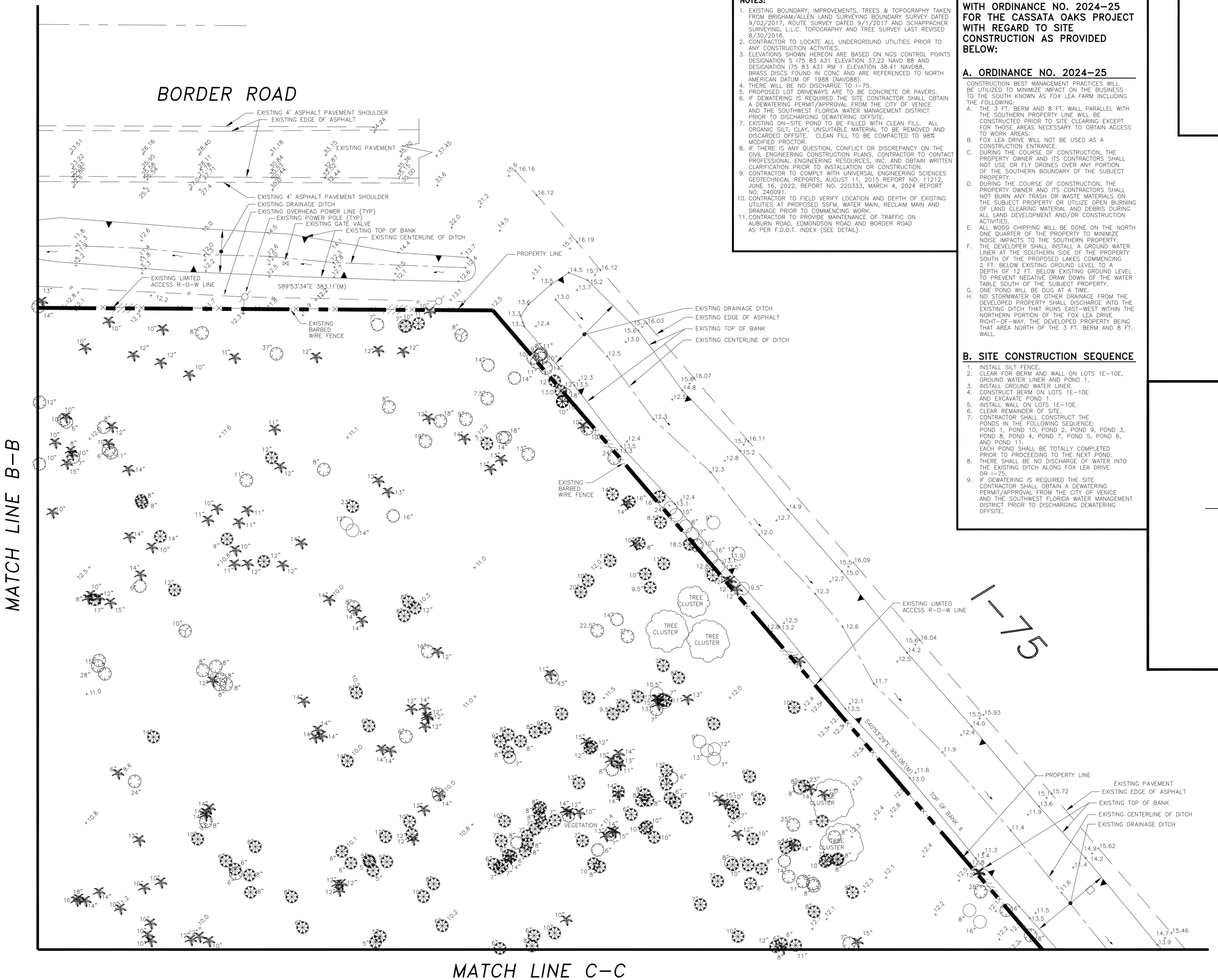
APPROVED

PAUL V. SHERMA, REG. NO. 35628

SHEET NUMBER: 2B



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1. EXISTING BOUNDARY, IMPROVEMENTS, TREES & TOPOGRAPHY TAKEN FROM BRIGHAM/ALLEN LAND SURVEYING BOUNDARY SURVEY DATED 9/02/2017, ROUTE SURVEY DATED 9/1/2017 AND SCHAPPACHER SURVEYING, L.L.C. TOPOGRAPHY AND TREE SURVEY LAST REVISED 8/30/2016.
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4. THERE WILL BE NO DISCHARGE TO I-75.
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A. THE 3 FT. BERM AND 8 FT. WALL PARALLEL WITH THE SOUTHERN PROPERTY LINE WILL BE CONSTRUCTED PRIOR TO SITE CLEARING EXCEPT FOR THOSE AREAS NECESSARY TO OBTAIN ACCESS TO WORK AREAS.
B. FOX LEA DRIVE WILL NOT BE USED AS A CONSTRUCTION ENTRANCE.
C. DURING THE COURSE OF CONSTRUCTION, THE PROPERTY OWNER AND ITS CONTRACTORS SHALL NOT USE OR FLY DRONES OVER ANY PORTION OF THE SOUTHERN BOUNDARY OF THE SUBJECT PROPERTY.
D. DURING THE COURSE OF CONSTRUCTION, THE PROPERTY OWNER AND ITS CONTRACTORS SHALL NOT BURN ANY TRASH OR WASTE MATERIALS ON THE SUBJECT PROPERTY OR UTILIZE OPEN BURNING OF LAND CLEARING MATERIAL AND DEBRIS DURING ALL LAND DEVELOPMENT AND/OR CONSTRUCTION ACTIVITIES.
E. ALL WOOD CHIPPING WILL BE DONE ON THE NORTH ONE QUARTER OF THE PROPERTY TO MINIMIZE NOISE IMPACTS TO THE SOUTHERN PROPERTY.
F. THE DEVELOPER SHALL INSTALL A GROUND WATER LINER AT THE SOUTHERN SIDE OF THE PROPERTY SOUTH OF THE PROPOSED LAKES COMMENCING 2 FT. BELOW EXISTING GROUND LEVEL TO A DEPTH OF 12 FT. BELOW EXISTING GROUND LEVEL TO PREVENT NEGATIVE DRAW DOWN OF THE WATER TABLE SOUTH OF THE SUBJECT PROPERTY.
G. ONE POND WILL BE DUG AT A TIME.
H. NO STORMWATER OR OTHER DRAINAGE FROM THE DEVELOPED PROPERTY SHALL DISCHARGE INTO THE EXISTING DITCH THAT RUNS EAST-WEST WITHIN THE NORTHERN PORTION OF THE FOX LEA DRIVE RIGHT-OF-WAY. THE DEVELOPED PROPERTY BEING THAT AREA NORTH OF THE 3 FT. BERM AND 8 FT. WALL.

B. SITE CONSTRUCTION SEQUENCE

1. INSTALL SILT FENCE.
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3. INSTALL GROUND WATER LINER.
4. CONSTRUCT BERM ON LOTS 1E-10E AND EXCAVATE POND 1.
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6. CLEAR REMAINDER OF SITE.
7. CONTRACTOR SHALL CONSTRUCT THE PONDS IN THE FOLLOWING SEQUENCE: POND 1, POND 10, POND 2, POND 9, POND 3, POND 8, POND 4, POND 7, POND 5, POND 6, AND POND 11. EACH POND SHALL BE TOTALLY COMPLETED PRIOR TO PROCEEDING TO THE NEXT POND.
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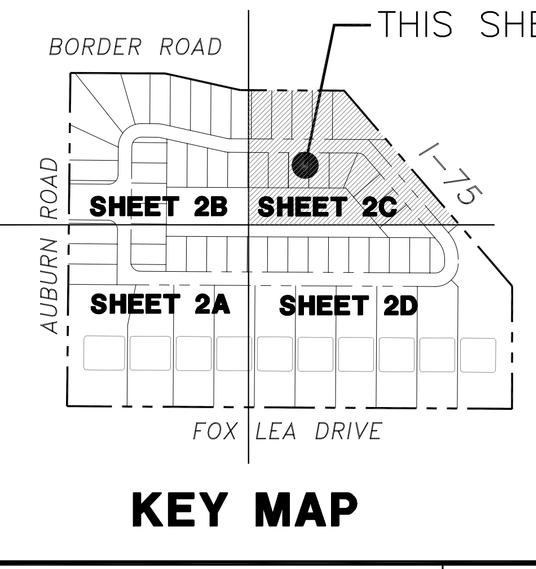
LEGEND

PROPOSED	EXISTING	
—W—	—W—	WATER MAIN
—F—	—F—	FIRE MAIN
—RUM—	—RUM—	RECLAIM WATER MAIN
		REDUCER
		TEMPORARY BLOWOFF
		FIRE HYDRANT
		GATE VALVE (G.V. & BOX)
		FIRE DEPARTMENT CONNECTION
		DOUBLE CHECK ASSEMBLY
		WATER METER
—SS—	—SS—	SANITARY SEWER LINE
—SSFM—	—SSFM—	SANITARY SEWER FORCEMAIN
		SANITARY SEWER MANHOLE
		CLEAN OUT
	—SD—	STORM DRAIN
		ROOF DRAIN
		GRATE INLET
		JUNCTION BOX
		EROSION CONTROL
		OUTFALL STRUCTURE
		MITERED END SECTION (M.E.S.)
TOP	TOP	TOP OF BANK
		FENCE OR WALL
		EASEMENT OR SETBACK
		TRAFFIC FLOW ARROW
		HANDICAP PARKING SPACE
	N/A	H.P. OR CHANGE IN GRADE
—UD—	N/A	UNDERDRAIN
12.50	14 x 75	ELEVATION
	9.0	CONTOUR
	GTE	GTE
	—P—	U.G. ELECTRICAL LINE
	—G—	GAS MAIN
		DETECTABLE WARNING

CONTRACTOR TO CALL "SUNSHINE" AT 1-800-432-4770, 48 hrs. PRIOR TO ANY CLEARING OR CONSTRUCTION FOR EXISTING UTILITY LOCATIONS.

NORTH

40 20 0 40 80
30 10
GRAPHIC SCALE



KEY MAP

TREE LEGEND	
EXISTING	
	PINE
	PALM
	PEPPER
	UNKNOWN
	OAK
	CYPRESS
	CITRUS
	TO BE REMOVED
	TO BE BARRICADED

CLIENT:
MPS DEVELOPMENT AND CONSTRUCTION, LLC
625 N. TAMIAMI TRAIL
VENICE, FL. 34285

PROJECT NAME: SEC. 3 TWP. 39S RNG. 19E

CASSATA OAKS

EXISTING CONDITION PLAN

PROJECT NUMBER: 22-2568
SCALE: 1"=40'

NO.	DATE	BY	REVISIONS
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APPROVED

PAUL V. SHERMA,REG. NO. 35628

SHEET NUMBER
2C

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MATCH LINE C-C

MATCH LINE D-D

EXISTING POND (OTHER SURFACE WATERS)

EXISTING CHAIN LINK FENCE

TREE CLUSTER

TREE CLUSTER

EXISTING FDOT CONC POLE

EXISTING DRAINAGE DITCH

EXISTING TOP OF BANK

I-75

EXISTING BARBED WIRE FENCE

EXISTING INV. = 11.03

EXISTING PIPE

PROPERTY LINE

EXISTING LIMITED ACCESS R-O-W LINE

EXISTING TOP OF BANK

EXISTING CHAIN LINK FENCE

EXISTING BARBED WIRE FENCE

N89°51'57"W 1644.18'(M)

EXISTING CENTERLINE OF DITCH

EXISTING TOP OF BANK

EXISTING DRAINAGE DITCH

EXISTING EDGE OF SHELL

EXISTING SHELL ROAD

EXISTING 24" RCP

FOX LEA DRIVE

PROPERTY LINE

EXISTING TOP OF BANK

EXISTING DRAINAGE DITCH

EXISTING EDGE OF SHELL

EXISTING SHELL ROAD

APPROXIMATE SIZE AND LOCATION OF EXISTING F.D.O.T. POND

S00°05'56"E 453.46'(M)

NORTH

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40 20 0 40 80

30 10

GRAPHIC SCALE

TREE LEGEND

EXISTING	EXISTING
PINE	CYPRESS
PALM	CITRUS
PEPPER	TO BE REMOVED
UNKNOWN	TO BE BARRICADED
OAK	

LEGEND

PROPOSED	EXISTING
WATER MAIN	W
FIRE MAIN	F
RECLAIM WATER MAIN	RUM
REDUCER	
TEMPORARY BLOWOFF	
FIRE HYDRANT	
GATE VALVE (G.V. & BOX)	
FIRE DEPARTMENT CONNECTION	
DOUBLE CHECK ASSEMBLY	
WATER METER	
SANITARY SEWER LINE	SS
SANITARY SEWER FORCEMAIN	SSFM
SANITARY SEWER MANHOLE	
CLEAN OUT	
STORM DRAIN	SD
ROOF DRAIN	
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EROSION CONTROL	
OUTFALL STRUCTURE	
MITERED END SECTION (M.E.S.)	
TOP OF BANK	
FENCE OR WALL	
EASEMENT OR SETBACK	
TRAFFIC FLOW ARROW	
HANDICAP PARKING SPACE	
H.P. OR CHANGE IN GRADE	N/A
UNDERDRAIN	N/A
ELEVATION	14 x 75
CONTOUR	9.0
GTE	GTE
U.G. ELECTRICAL LINE	P
GAS MAIN	G
DETECTABLE WARNING	

BORDER ROAD

AUBURN ROAD

I-75

SHEET 2B SHEET 2C

SHEET 2A SHEET 2D

FOX LEA DRIVE

THIS SHEET

KEY MAP

NOTES:

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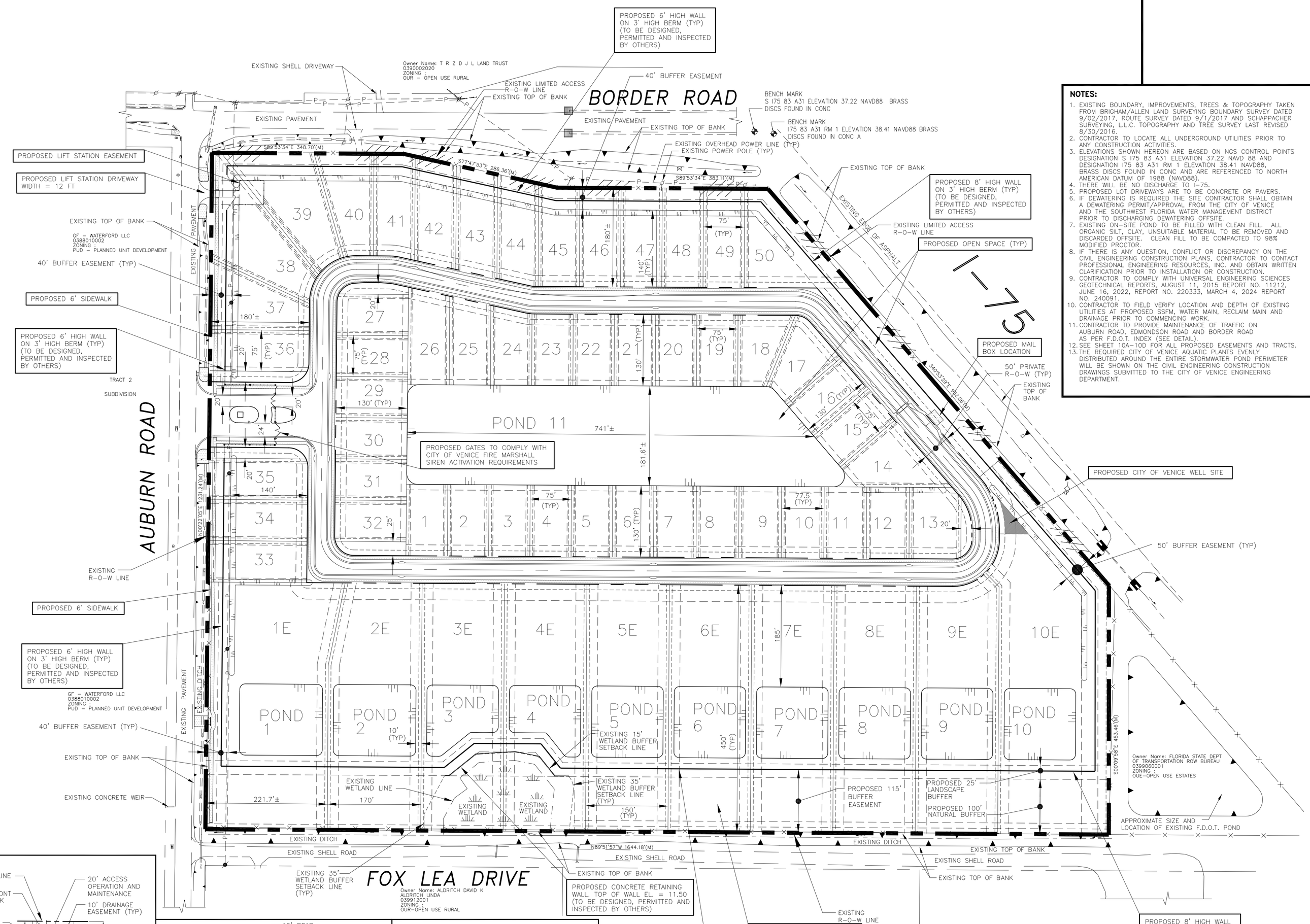

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12. SEE SHEET 10A-100 FOR ALL PROPOSED EASEMENTS AND TRACTS.
13. THE REQUIRED CITY OF VENICE AQUATIC PLANTS EVENLY DISTRIBUTED AROUND THE ENTIRE STORMWATER POND PERIMETER WILL BE SHOWN ON THE CIVIL ENGINEERING CONSTRUCTION DRAWINGS SUBMITTED TO THE CITY OF VENICE ENGINEERING DEPARTMENT.

LEGEND

PROPOSED		EXISTING
—W—	WATER MAIN	—W—
—F—	FIRE MAIN	—F—
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	WATER METER	
SS	SANITARY SEWER LINE	SS
SSFM	SANITARY SEWER FORCEMAIN	SSFM
	SANITARY SEWER MANHOLE	
	CLEAN OUT	
	STORM DRAIN	SD
	ROOF DRAIN	
	GRATE INLET	
	JUNCTION BOX	
	EROSION CONTROL	
	OUTFALL STRUCTURE	
	MITERED END SECTION (M.E.S.)	
TOP BANK	TOP OF BANK	
	FENCE OR WALL	
	EASEMENT OR SETBACK	
	TRAFFIC FLOW ARROW	
	HANDICAP PARKING SPACE	
	H.P. OR CHANGE IN GRADE	N/A
UD	UNDERDRAIN	N/A
12.50	ELEVATION	14 x 75
	CONTOUR	9.0
	GTE	GTE
	U.G. ELECTRICAL LINE	P
	GAS MAIN	G
	DETECTABLE WARNING	

CONTRACTOR TO CALL "SUNSHINE" AT 1-800-432-4770, 48 hrs. PRIOR TO ANY CLEARING OR CONSTRUCTION FOR EXISTING UTILITY LOCATIONS.

NORTH

80 40 0 100 200
100 60 20
GRAPHIC SCALE

SITE DATA

USE = SINGLE FAMILY SUBDIVISION
CURRENT ZONING = OUE - OPEN USE ESTATES
PROPOSED ZONING = RSF-3

PROPERTY ADDRESS	=	BORDER ROAD VENICE, FLORIDA. 34292
PARCEL ID	=	0399040001
SITE AREA	=	39.62 AC.±
POND AREA (1-11)	=	6.92 AC.±
POND PERCENTAGE	=	19.22 %
(NOT INCLUDING NATURAL BUFFER AREA)		
CITY OF VENICE WELL EASEMENT	=	0.02 AC.±
CITY OF VENICE LIFT STATION EASEMENT	=	0.05 AC.±
PRIVATE R-O-W AREA	=	4.19 AC.±
MAX. ALLOWABLE NUMBER OF RESIDENTIAL UNITS	=	99
PROPOSED NUMBER OF RESIDENTIAL UNITS	=	60
PROPOSED OPEN SPACE	=	17.9 AC.± = 45.3%
PROPOSED DENSITY: 60 LOTS / 39.62 AC.	=	1 UNIT / 1 LOT = 1.5 UNITS / ACRE
PROPOSED USE:	=	1 UNIT / 1 LOT
PROPOSED NO. OF LOTS:	=	60
CITY OF VENICE MINIMUM REQUIRED LOT WIDTH:	=	50'
PROPOSED LOT WIDTH	=	75'
CITY OF VENICE MINIMUM REQUIRED LOT WIDTH:	=	50'
PROPOSED LOT WIDTH	=	75'
CITY OF VENICE MINIMUM REQUIRED LOT AREA:	=	5,000 S.F. (MIN.
PROPOSED LOT AREA	=	
CITY OF VENICE MAXIMUM LOT COVERAGE:	=	35%
PROPOSED MAXIMUM LOT COVERAGE	=	(MAX 35%)
CITY OF VENICE MAXIMUM BUILDING HEIGHT	=	35'
PROPOSED MAXIMUM BUILDING HEIGHT	=	35'
LOTS 1-6, 14-32, 75' X 130' STANDARD LOTS	=	25 EA.
LOTS 7-13, 77.5' X 130' STANDARD LOTS	=	07 EA.
LOTS 33-50, 75' x 180' STANDARD LOTS	=	18 EA.
LOTS 1E-10E 150'x450' ESTATE LOTS	=	10 EA.
TOTAL LOTS	=	60

PROPOSED SETBACKS LOTS 1-50

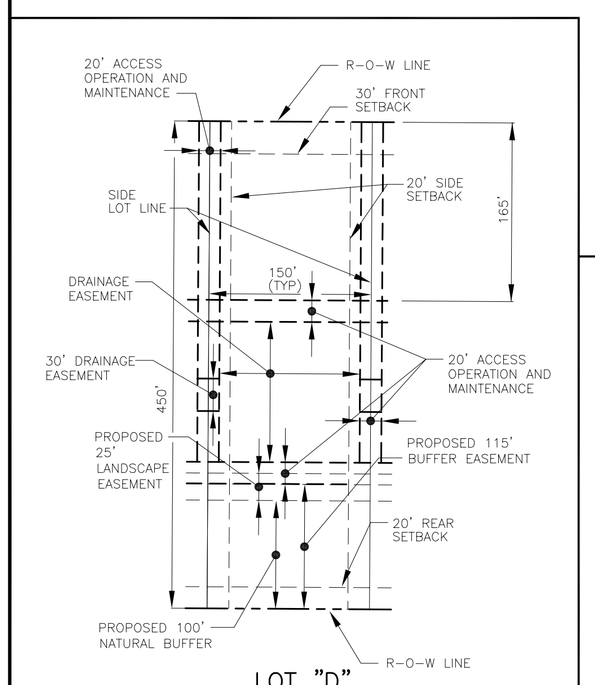
FRONT SETBACK	=	20'
REAR SETBACK	=	10'
SIDE SETBACK	=	7.5'

EACH LOT HAS A TWO (2) CAR GARAGE.

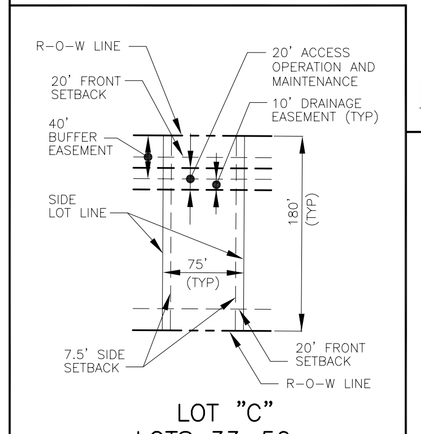
PROPOSED SETBACKS LOTS 1E-10E

FRONT SETBACK	=	40'
REAR SETBACK	=	20'
SIDE SETBACK	=	20'
SIDE SETBACK	=	12' COMBINED

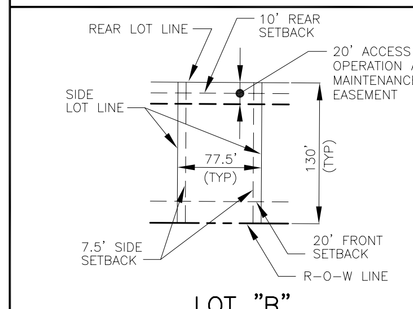
EACH LOT HAS A TWO (2) CAR GARAGE.



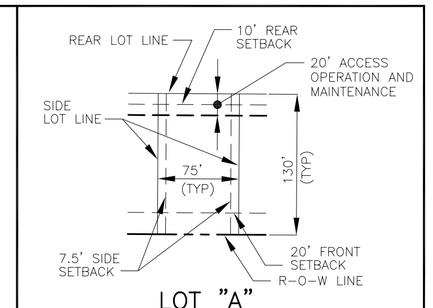
LOT "D"
LOTS 1E-10E



LOT "C"
LOTS 33-50



LOT "B"
LOTS 7-13



LOT "A"
LOTS 1-6, 14-32

CLIENT:	PROJECT NAME: SEC. 3 TWP. 39S RNG. 19E	PROJECT NUMBER
MPS DEVELOPMENT AND CONSTRUCTION, LLC 625 N. TAMIAMI TRAIL VENICE, FL. 34285	CASSATA OAKS MASTER SITE PLAN	22-2568 SCALE 1"=100'

NO.	DATE	BY	REVISIONS
3	4-15-25	SAG	REVISED PLAN AS PER CITY REQUEST.
2	3-10-25	SAG	REVISED PLAN AS PER OWNER'S REQUEST ADDED WETLAND
1	2-21-25	SAG	REVISED PLAN AS PER SWFWMD COMMENTS.

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PROFESSIONAL ENGINEERING RESOURCES, INC.
10225 ULMERTON ROAD, SUITE 4D, LARGO, FL. 33771
CIVIL ENGINEERS, PLANNERS, PERMIT EXPEDITORS (727) 408-5208
CERTIFICATE OF AUTHORIZATION NUMBER: 4401

DRAWING TYPE
■ PRELIMINARY
□ CONSTRUCTION
□ RECORD

DESIGNED BY: PVS | CHECKED BY: PVS
DRAWN BY: SAG | DATE: 8-15-24

PAUL V. SHERMA, STATE OF FLORIDA, PROFESSIONAL ENGINEER, LICENSE NO. 35628

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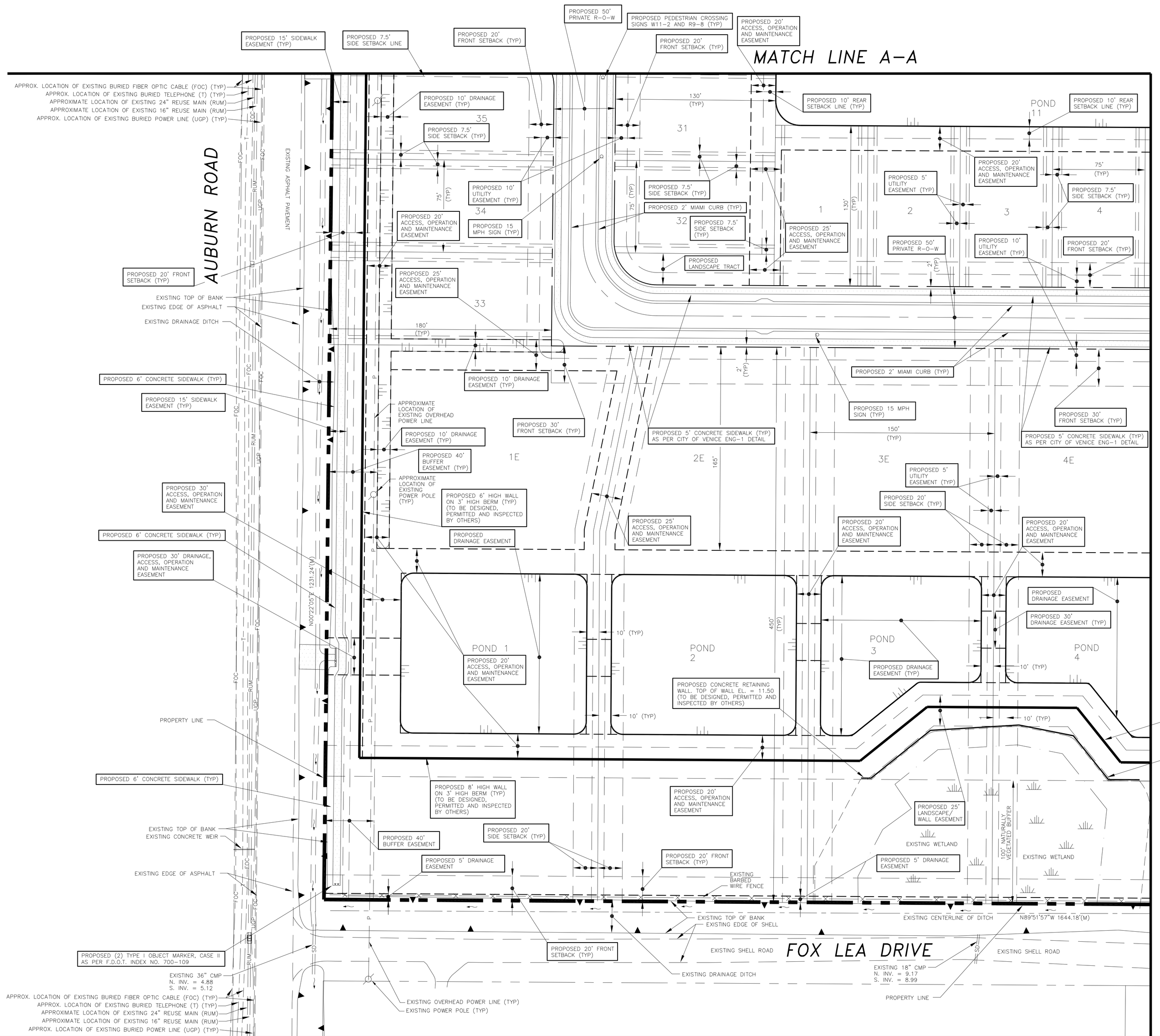
APPROVED

PAUL V. SHERMA,REG. NO. 35628

SHEET NUMBER
3



LEGEND

PROPOSED	EXISTING
W	WATER MAIN
F	FIRE MAIN
RUM	RECLAIM WATER MAIN
	REDUCER
	TEMPORARY BLOWOFF
	FIRE HYDRANT
	GATE VALVE (G.V. & BOX)
	FIRE DEPARTMENT CONNECTION
	DOUBLE CHECK ASSEMBLY
	WATER METER
SS	SANITARY SEWER LINE
SSFM	SANITARY SEWER FORCEMAIN
	SANITARY SEWER MANHOLE
	CLEAN OUT
SD	STORM DRAIN
	ROOF DRAIN
	GRATE INLET
	JUNCTION BOX
	EROSION CONTROL
	OUTFALL STRUCTURE
	MITERED END SECTION (M.E.S.)
TOP BANK	TOP OF BANK
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	HANDICAP PARKING SPACE
	H.P. OR CHANGE IN GRADE
UD	UNDERDRAIN
12.50	ELEVATION
	CONTOUR
OTE	OTE
U	U.G. ELECTRICAL LINE
G	GAS MAIN
	DETECTABLE WARNING

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NORTH

40 20 0 40 80
30 10
GRAPHIC SCALE

SITE CONTRACTOR SHALL COMPLY WITH ORDINANCE NO. 2024-25 FOR THE CASSATA OAKS PROJECT WITH REGARD TO SITE CONSTRUCTION AS PROVIDED BELOW:

A. ORDINANCE NO. 2024-25

CONSTRUCTION BEST MANAGEMENT PRACTICES WILL BE UTILIZED TO MINIMIZE IMPACT ON THE BUSINESS TO THE SOUTH KNOWN AS FOX LEA FARM INCLUDING THE FOLLOWING:

A. THE 3 FT. BERM AND 8 FT. WALL PARALLEL WITH THE SOUTHERN PROPERTY LINE WILL BE CONSTRUCTED PRIOR TO SITE CLEARING EXCEPT FOR THOSE AREAS NECESSARY TO OBTAIN ACCESS TO WORK AREAS.
B. FOX LEA DRIVE WILL NOT BE USED AS A CONSTRUCTION ENTRANCE.
C. DURING THE COURSE OF CONSTRUCTION, THE PROPERTY OWNER AND ITS CONTRACTORS SHALL NOT USE OR FLY DRONES OVER ANY PORTION OF THE SOUTHERN BOUNDARY OF THE SUBJECT PROPERTY.
D. DURING THE COURSE OF CONSTRUCTION, THE PROPERTY OWNER AND ITS CONTRACTORS SHALL NOT BURN ANY TRASH OR WASTE MATERIALS ON THE SUBJECT PROPERTY OR UTILIZE OPEN BURNING OF LAND CLEARING MATERIAL AND DEBRIS DURING ALL LAND DEVELOPMENT AND/OR CONSTRUCTION ACTIVITIES.
E. ALL WOOD CHIPPING WILL BE DONE ON THE NORTH ONE QUARTER OF THE PROPERTY TO MINIMIZE NOISE IMPACTS TO THE SOUTHERN PROPERTY.
F. THE DEVELOPER SHALL INSTALL A GROUND WATER LINER AT THE SOUTHERN SIDE OF THE PROPERTY SOUTH OF THE PROPOSED LAKES COMMENCING 2 FT. BELOW EXISTING GROUND LEVEL TO A DEPTH OF 12 FT. BELOW EXISTING GROUND LEVEL TO PREVENT NEGATIVE DRAW DOWN OF THE WATER TABLE SOUTH OF THE SUBJECT PROPERTY.
G. ONE POND WILL BE DUG AT A TIME.
H. NO STORMWATER OR OTHER DRAINAGE FROM THE DEVELOPED PROPERTY SHALL DISCHARGE INTO THE EXISTING DITCH THAT RUNS EAST-WEST WITHIN THE NORTHERN PORTION OF THE FOX LEA DRIVE RIGHT-OF-WAY. THE DEVELOPED PROPERTY BEING THAT AREA NORTH OF THE 3 FT. BERM AND 8 FT. WALL.

B. SITE CONSTRUCTION SEQUENCE

1. INSTALL SILT FENCE.
2. CLEAR FOR BERM AND WALL ON LOTS 1E-10E, GROUND WATER LINER AND POND 1.
3. INSTALL GROUND WATER LINER.
4. CONSTRUCT BERM ON LOTS 1E-10E AND EXCAVATE POND 1.
5. INSTALL WALL ON LOTS 1E-10E.
6. CLEAR REMAINDER OF SITE.
7. CONTRACTOR SHALL CONSTRUCT THE PONDS IN THE FOLLOWING SEQUENCE: POND 1, POND 10, POND 2, POND 9, POND 3, POND 8, POND 4, POND 7, POND 5, POND 6, AND POND 11. EACH POND SHALL BE TOTALLY COMPLETED PRIOR TO PROCEEDING TO THE NEXT POND.
8. THERE SHALL BE NO DISCHARGE OF WATER INTO THE EXISTING DITCH ALONG FOX LEA DRIVE OR I-75.
9. IF DEWATERING IS REQUIRED THE SITE CONTRACTOR SHALL OBTAIN A DEWATERING PERMIT/APPROVAL FROM THE CITY OF VENICE AND THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT PRIOR TO DISCHARGING DEWATERING OFFSITE.

NOTES:

1. EXISTING BOUNDARY, IMPROVEMENTS, TREES & TOPOGRAPHY TAKEN FROM BRIGHAM/ALLEN LAND SURVEYING BOUNDARY SURVEY DATED 9/02/2017, ROUTE SURVEY DATED 9/1/2017 AND SCHAPPACHER SURVEYING, L.L.C. TOPOGRAPHY AND TREE SURVEY LAST REVISED 8/30/2016.
2. CONTRACTOR TO LOCATE ALL UNDERGROUND UTILITIES PRIOR TO ANY CONSTRUCTION ACTIVITIES.
3. ELEVATIONS SHOWN HEREON ARE BASED ON NGS CONTROL POINTS DESIGNATION S 175 83 A31 ELEVATION 37.22 NAVD 88 AND DESIGNATION I75 83 A31 RM 1 ELEVATION 38.41 NAVD88, BRASS DISCS FOUND IN CONC AND ARE REFERENCED TO NORTH AMERICAN DATUM OF 1988 (NAVD88).
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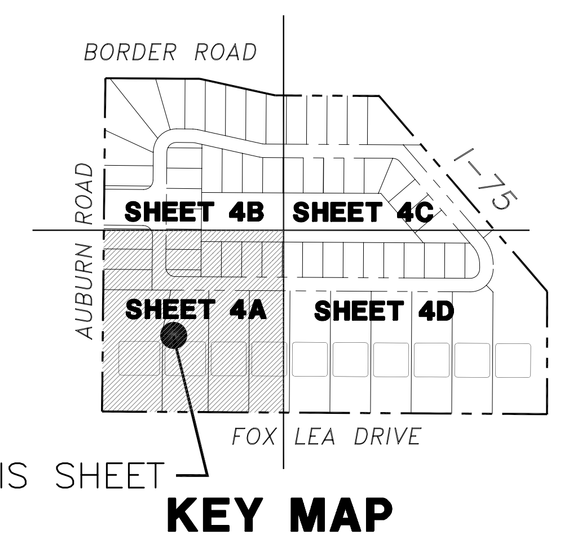
8. IF THERE IS ANY QUESTION, CONFLICT OR DISCREPANCY ON THE CIVIL ENGINEERING CONSTRUCTION PLANS, CONTRACTOR TO CONTACT PROFESSIONAL ENGINEERING RESOURCES, INC. AND OBTAIN WRITTEN CLARIFICATION PRIOR TO INSTALLATION OR CONSTRUCTION.
9. CONTRACTOR TO COMPLY WITH UNIVERSAL ENGINEERING SCIENCES GEOTECHNICAL REPORTS, AUGUST 11, 2015 REPORT NO. 11212, JUNE 16, 2022, REPORT NO. 220333, MARCH 4, 2024 REPORT NO. 240091.
10. CONTRACTOR TO FIELD VERIFY LOCATION AND DEPTH OF EXISTING UTILITIES AT PROPOSED SSFM, WATER MAIN, RECLAIM MAIN AND DRAINAGE PRIOR TO COMMENCING WORK.
11. CONTRACTOR TO PROVIDE MAINTENANCE OF TRAFFIC ON AUBURN ROAD, EDMONDSON ROAD AND BORDER ROAD AS PER F.D.O.T. INDEX (SEE DETAIL).
12. SEE SHEET 10A-10D FOR ALL PROPOSED EASEMENTS AND TRACTS.
13. THE REQUIRED CITY OF VENICE AQUATIC PLANTS EVENLY DISTRIBUTED AROUND THE ENTIRE STORMWATER POND PERIMETER WILL BE SHOWN ON THE CIVIL ENGINEERING CONSTRUCTION DRAWINGS SUBMITTED TO THE CITY OF VENICE ENGINEERING DEPARTMENT.



KEY MAP

CLIENT:
MPS DEVELOPMENT AND CONSTRUCTION, LLC
625 N. TAMIAMI TRAIL
VENICE, FL. 34285

PROJECT NAME: SEC. 3 TWP. 39S RNG. 19E

CASSATA OAKS

SITE, SIGNAGE AND STRIPING PLAN

PROJECT NUMBER: 22-2568
SCALE: 1"=40'

NO.	DATE	BY	REVISIONS
3	4-15-25	SAG	REVISED PLAN AS PER CITY COMMENTS.
2	3-4-25	SAG	ADDED WETLAND AS PER SWFWMD COMMENTS.
1	2-21-25	SAG	REVISED PLAN AS PER SWFWMD COMMENTS.

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10225 ULMERTON ROAD, SUITE 4D, LARGO, FL. 33771
CIVIL ENGINEERS, PLANNERS, PERMIT EXPEDITORS (727) 408-5208
CERTIFICATE OF AUTHORIZATION NUMBER: 4401

DRAWING TYPE
■ PRELIMINARY
□ CONSTRUCTION
□ RECORD

DESIGNED BY: PVS CHECKED BY: PVS
DRAWN BY: SAG DATE: 8-15-24

PAUL V. SHERMA, STATE OF FLORIDA, PROFESSIONAL ENGINEER, LICENSE NO. 35628
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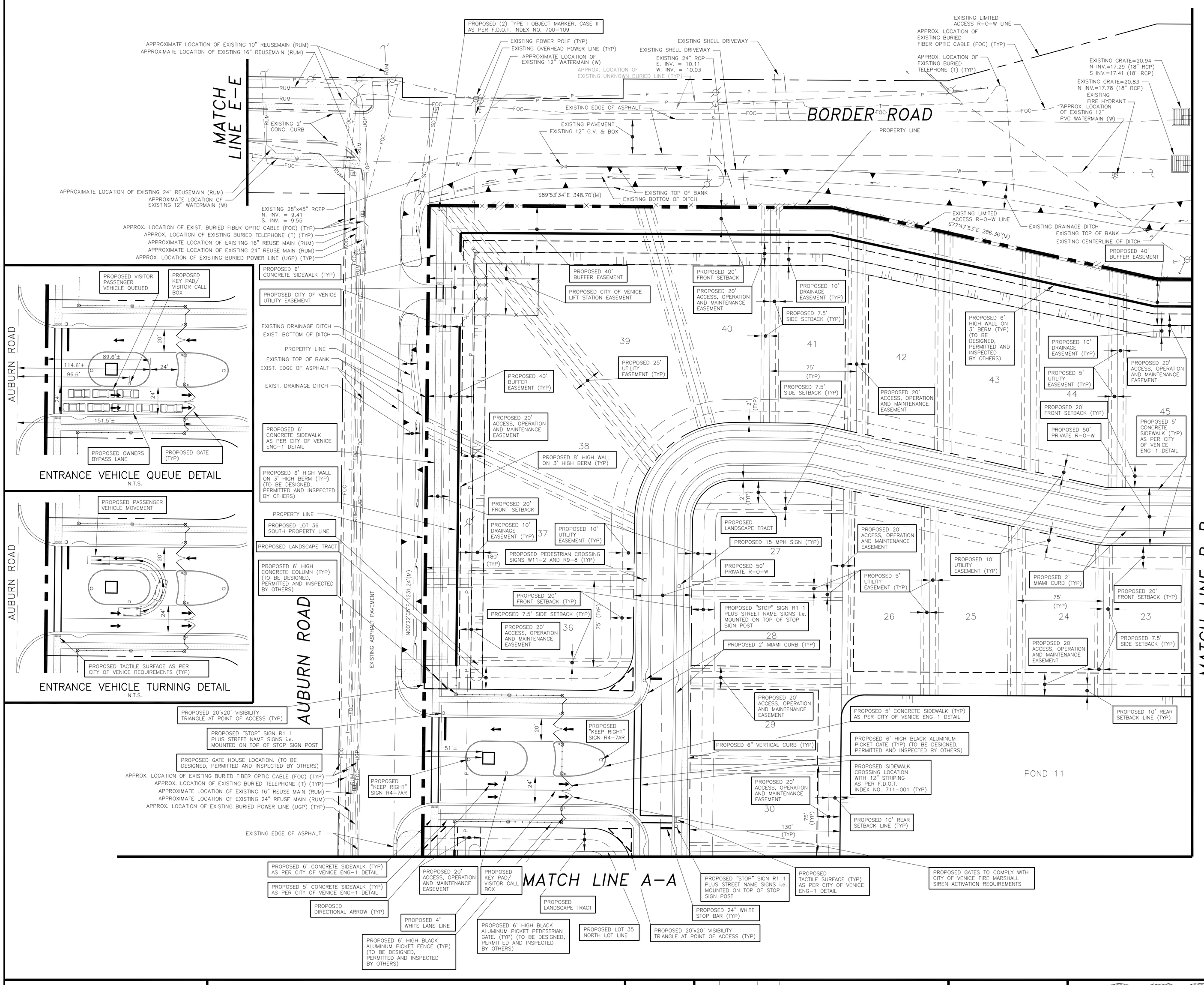
APPROVED
PAUL V. SHERMA,REG. NO. 35628

SHEET NUMBER: 4A



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RUM	RECLAIM WATER MAIN
	REDUCER
	TEMPORARY BLOWOFF
	FIRE HYDRANT
	GATE VALVE (G.V. & BOX)
	FIRE DEPARTMENT CONNECTION
	DOUBLE CHECK ASSEMBLY
	WATER METER
SS	SANITARY SEWER LINE
SSFM	SANITARY SEWER FORCEMAIN
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	CLEAN OUT
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	ROOF DRAIN
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	MITERED END SECTION (M.E.S.)
12.5 12.0 11.5	TOP OF BANK
	FENCE OR WALL
	EASEMENT OR SETBACK
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12.50	ELEVATION
	CONTOUR
OTE	OTE
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G	GAS MAIN
	DETECTABLE WARNING

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40 20 0 40 80
30 10
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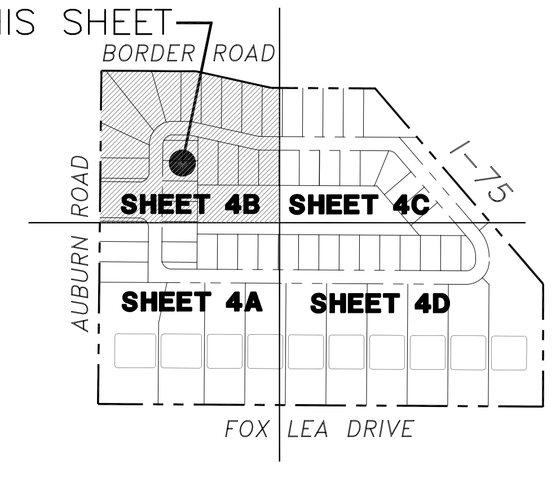

KEY MAP

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625 N. TAMIAMI TRAIL
VENICE, FL. 34285

PROJECT NAME: SEC. 3 TWP. 39S RNG. 19E

CASSATA OAKS

SITE, SIGNAGE AND STRIPING PLAN

PROJECT NUMBER: 22-2568
SCALE: 1"=40'

NO.	DATE	BY	REVISIONS
2	4-15-25	SAG	REVISED PLAN AS PER CITY COMMENTS.
1	2-21-25	SAG	REVISED PLAN AS PER SWFWMD COMMENTS.

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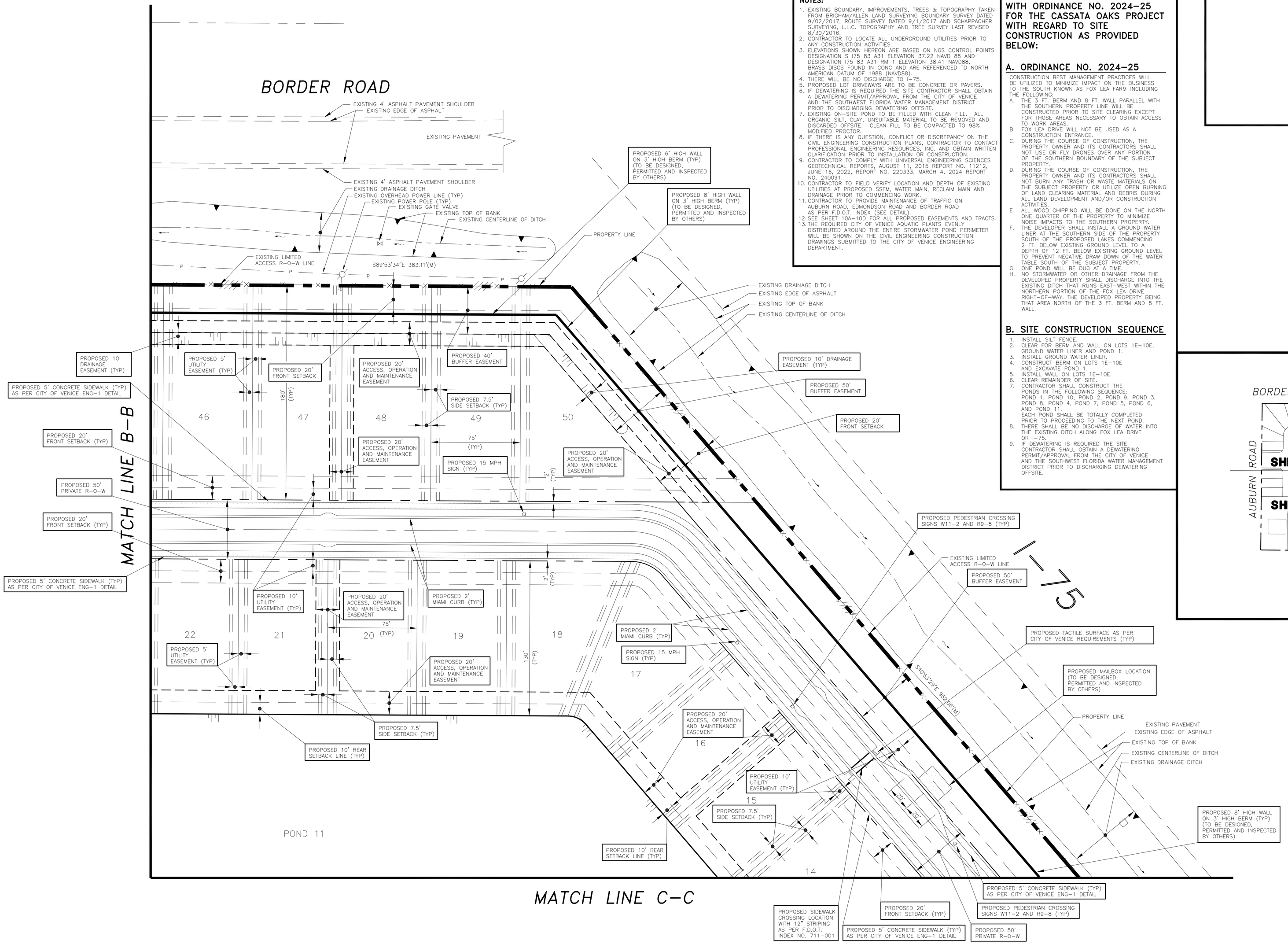
APPROVED

PAUL V. SHERMA,REG. NO. 35628

SHEET NUMBER: 4B



NOTES:

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B. FOX LEA DRIVE WILL NOT BE USED AS A CONSTRUCTION ENTRANCE.
C. DURING THE COURSE OF CONSTRUCTION, THE PROPERTY OWNER AND ITS CONTRACTORS SHALL NOT USE OR FLY DRONES OVER ANY PORTION OF THE SOUTHERN BOUNDARY OF THE SUBJECT PROPERTY.
D. DURING THE COURSE OF CONSTRUCTION, THE PROPERTY OWNER AND ITS CONTRACTORS SHALL NOT BURN ANY TRASH OR WASTE MATERIALS ON THE SUBJECT PROPERTY OR UTILIZE OPEN BURNING OF LAND CLEARING MATERIAL AND DEBRIS DURING ALL LAND DEVELOPMENT AND/OR CONSTRUCTION ACTIVITIES.
E. ALL WOOD CHIPPING WILL BE DONE ON THE NORTH ONE QUARTER OF THE PROPERTY TO MINIMIZE NOISE IMPACTS TO THE SOUTHERN PROPERTY.
F. THE DEVELOPER SHALL INSTALL A GROUND WATER LINER AT THE SOUTHERN SIDE OF THE PROPERTY SOUTH OF THE PROPOSED LAKES COMMENCING 2 FT. BELOW EXISTING GROUND LEVEL TO A DEPTH OF 12 FT. BELOW EXISTING GROUND LEVEL TO PREVENT NEGATIVE DRAW DOWN OF THE WATER TABLE SOUTH OF THE SUBJECT PROPERTY.
G. ONE POND WILL BE DUG AT A TIME.
H. NO STORMWATER OR OTHER DRAINAGE FROM THE DEVELOPED PROPERTY SHALL DISCHARGE INTO THE EXISTING DITCH THAT RUNS EAST-WEST WITHIN THE NORTHERN PORTION OF THE FOX LEA DRIVE RIGHT-OF-WAY. THE DEVELOPED PROPERTY BEING THAT AREA NORTH OF THE 3 FT. BERM AND 8 FT. WALL.

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1. INSTALL SILT FENCE.
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3. INSTALL GROUND WATER LINER.
4. CONSTRUCT BERM ON LOTS 1E-10E AND EXCAVATE POND 1.
5. INSTALL WALL ON LOTS 1E-10E.
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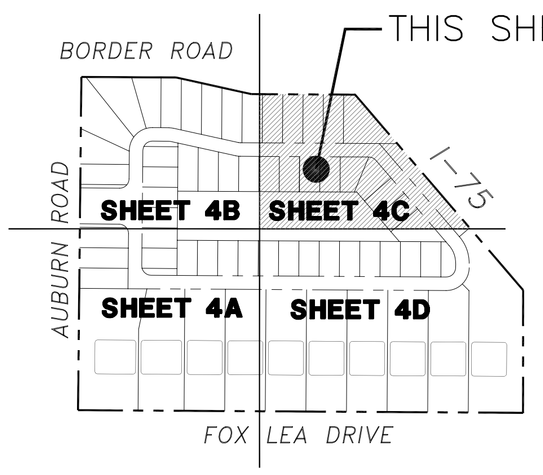
LEGEND

PROPOSED		EXISTING
—W—	WATER MAIN	—W—
—F—	FIRE MAIN	—F—
—RW—	RECLAIM WATER MAIN	—RW—
	REDUCER	
	TEMPORARY BLOWOFF	
	FIRE HYDRANT	
	GATE VALVE (G.V. & BOX)	
	FIRE DEPARTMENT CONNECTION	
	DOUBLE CHECK ASSEMBLY	
	WATER METER	
—SS—	SANITARY SEWER LINE	—SS—
—SSFM—	SANITARY SEWER FORCEMAIN	—SSFM—
	SANITARY SEWER MANHOLE	
	CLEAN OUT	
—SD—	STORM DRAIN	—SD—
	ROOF DRAIN	
	GRATE INLET	
	JUNCTION BOX	
	EROSION CONTROL	
	OUTFALL STRUCTURE	
	MITERED END SECTION (M.E.S.)	
TOP TOP	TOP OF BANK	
	FENCE OR WALL	
	EASEMENT OR SETBACK	
	TRAFFIC FLOW ARROW	
	HANDICAP PARKING SPACE	
	H.P. OR CHANGE IN GRADE	N/A
UD	UNDERDRAIN	N/A
12.50	ELEVATION	14 x 75
	CONTOUR	9.0
	GTE	GTE
	U.G. ELECTRICAL LINE	P
	GAS MAIN	G
	DETECTABLE WARNING	

CONTRACTOR TO CALL "SUNSHINE" AT 1-800-432-4770, 48 hrs. PRIOR TO ANY CLEARING OR CONSTRUCTION FOR EXISTING UTILITY LOCATIONS.

NORTH

40 20 0 40 80
30 10
GRAPHIC SCALE



KEY MAP

CLIENT:	PROJECT NAME: SEC. 3 TWP. 39S RNG. 19E	PROJECT NUMBER	NO.	DATE	BY	REVISIONS
MPS DEVELOPMENT AND CONSTRUCTION, LLC 625 N. TAMIAMI TRAIL VENICE, FL. 34285	CASSATA OAKS SITE, SIGNAGE AND STRIPING PLAN	22-2568 SCALE 1"=40'	2 1	4-15-25 2-21-25	SAG SAG	REVISED PLAN AS PER CITY COMMENTS. REVISED PLAN AS PER SWFWMD COMMENTS.

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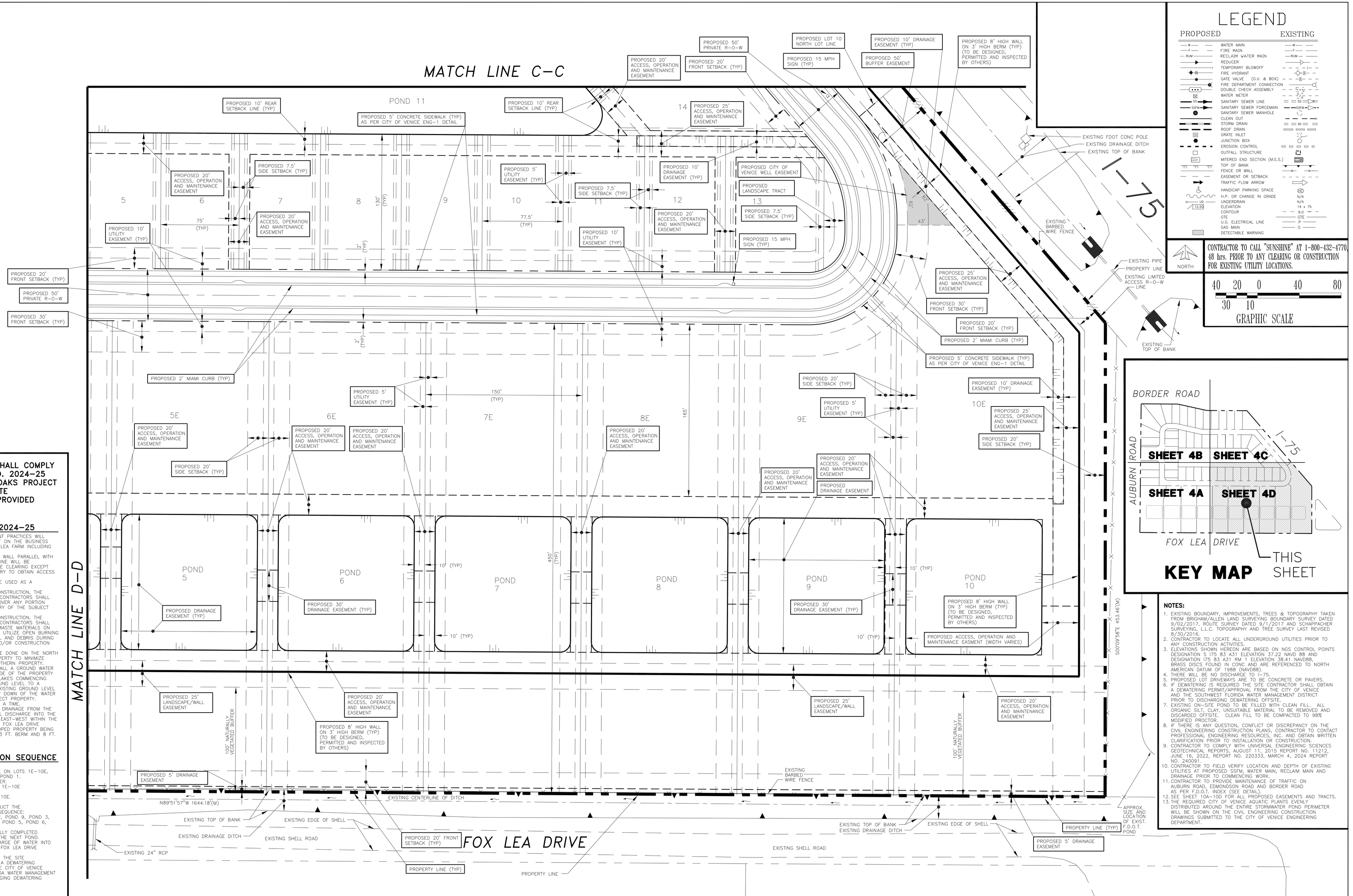
PROFESSIONAL ENGINEERING RESOURCES, INC.
10225 ULMERTON ROAD, SUITE 4D, LARGO, FL. 33771
CIVIL ENGINEERS, PLANNERS, PERMIT EXPEDITORS (727) 408-5208
CERTIFICATE OF AUTHORIZATION NUMBER: 4401

DRAWING TYPE
■ PRELIMINARY
□ CONSTRUCTION
□ RECORD

DESIGNED BY: PVS | CHECKED BY: PVS
DRAWN BY: SAG | DATE: 8-15-24
PAUL V. SHERMA, STATE OF FLORIDA, PROFESSIONAL ENGINEER, LICENSE NO. 35628
THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY PAUL V. SHERMA ON THE DATE INDICATED HERE USING A DIGITAL SIGNATURE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.
APPROVED
PAUL V. SHERMA,REG. NO. 35628

SHEET NUMBER
4C



LEGEND

PROPOSED	EXISTING
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RUM	RECLAIM WATER MAIN
	REDUCER
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CLIENT:
MPS DEVELOPMENT AND CONSTRUCTION, LLC
625 N. TAMIAMI TRAIL
VENICE, FL. 34285

PROJECT NAME: SEC. 3 TWP. 39S RNG. 19E

CASSATA OAKS

SITE, SIGNAGE AND STRIPING PLAN

PROJECT NUMBER: 22-2568
SCALE: 1"=40'

NO.	DATE	BY	REVISIONS
2	4-15-25	SAG	REVISED PLAN AS PER CITY COMMENTS.
1	2-21-25	SAG	REVISED PLAN AS PER SWFWMD COMMENTS.

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PEER
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CIVIL ENGINEERS, PLANNERS, PERMIT EXPEDITORS (727) 408-5208
CERTIFICATE OF AUTHORIZATION NUMBER: 4401

DRAWING TYPE
■ PRELIMINARY
□ CONSTRUCTION
□ RECORD

DESIGNED BY: PVS | CHECKED BY: PVS
DRAWN BY: SAG | DATE: 8-15-24

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APPROVED

PAUL V. SHERMA, REG. NO. 35628

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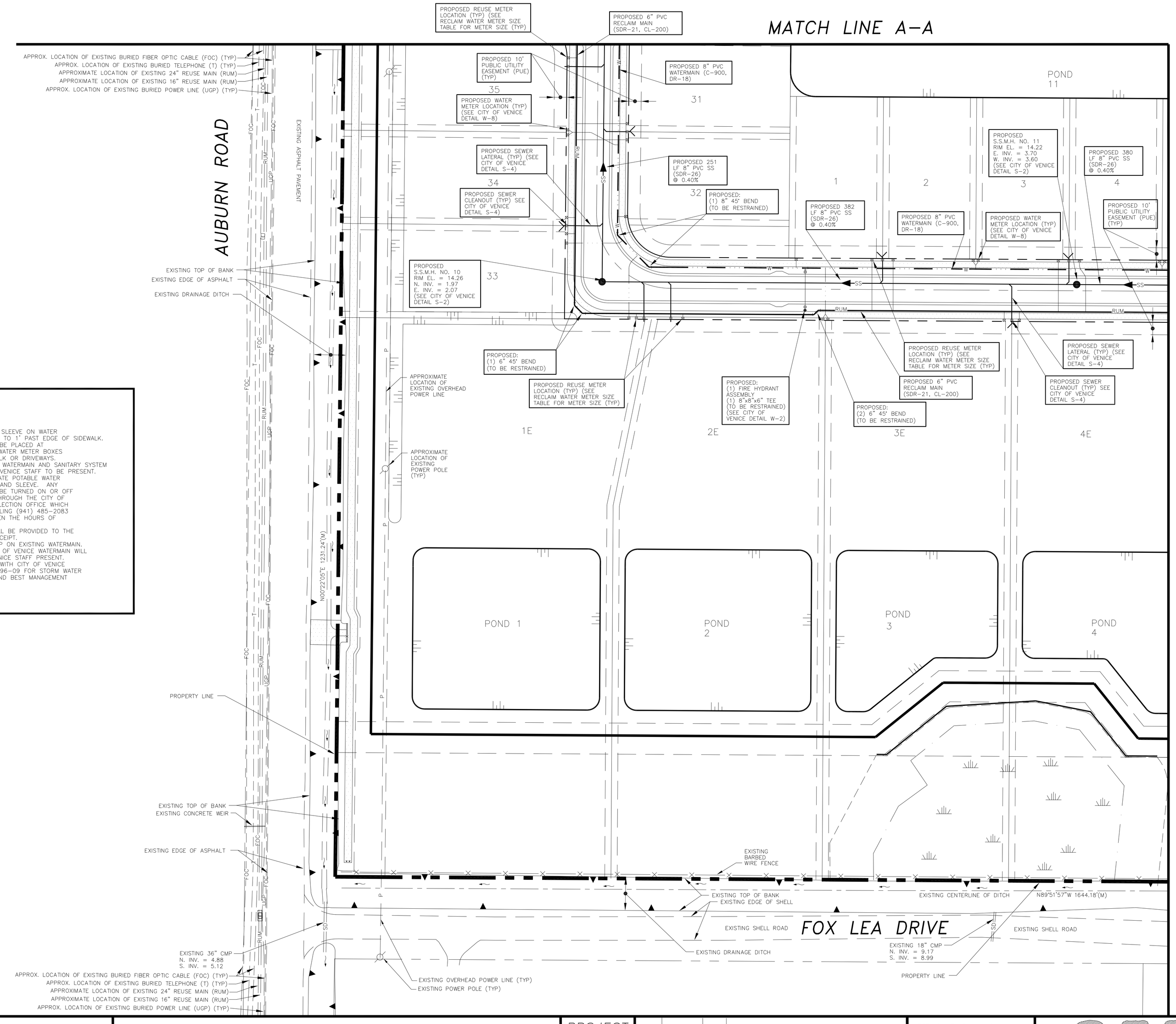

UTILITY NOTES:

1. CONTRACTOR TO PROVIDE SLEEVE ON WATER SERVICE FROM WATERMAIN TO 1' PAST EDGE OF SIDEWALK.
2. WATER METER BOXES TO BE PLACED AT RIGHT OF WAY LINE. NO WATER METER BOXES TO BE PLACED IN SIDEWALK OR DRIVEWAYS.
3. CONNECTION TO THE CITY WATERMAIN AND SANITARY SYSTEM WILL REQUIRE A CITY OF VENICE STAFF TO BE PRESENT.
4. CITY OF VENICE TO OPERATE POTABLE WATER VALVE AT TAPPING VALVE AND SLEEVE. ANY REQUEST FOR WATER TO BE TURNED ON OR OFF MUST BE COORDINATED THROUGH THE CITY OF VENICE DISTRIBUTION/COLLECTION OFFICE WHICH CAN BE REACHED BY CALLING (941) 485-2083 EXT. 225 OR 226 BETWEEN THE HOURS OF 8:00 A.M. AND 4:00 P.M.
5. COPY OF HRS PERMIT WILL BE PROVIDED TO THE CITY OF VENICE UPON RECEIPT.
6. CONTRACTOR TO MAKE TAP ON EXISTING WATERMAIN. CONNECTION TO THE CITY OF VENICE WATERMAIN WILL REQUIRE THE CITY OF VENICE STAFF PRESENT.
7. CONTRACTOR TO COMPLY WITH CITY OF VENICE ORDINANCES 95-12 AND 96-09 FOR STORM WATER POLLUTION PREVENTION AND BEST MANAGEMENT PRACTICES.

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RUM	RECLAIM WATER MAIN
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	TEMPORARY BLOWOFF
	FIRE HYDRANT
	GATE VALVE (G.V. & BOX)
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G	GAS MAIN
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NORTH

40 20 0 40 80
30 10
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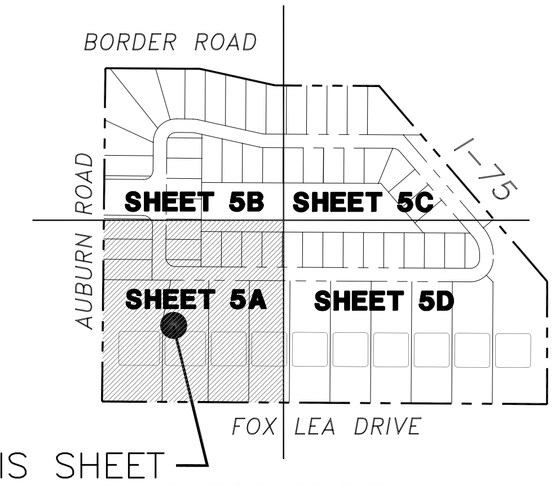
RECLAIM WATER METER AND SERVICE LINE SIZE TABLE:

LOTS 1-50 = 3/4" RECLAIM METER W/ 1 1/2" SERVICE LINE
LOTS 1E-10E = 1" RECLAIM METER W/ 2" SERVICE LINE



KEY MAP

CLIENT:
MPS DEVELOPMENT AND CONSTRUCTION, LLC
625 N. TAMIAMI TRAIL
VENICE, FL. 34285

PROJECT NAME: SEC. 3 TWP. 39S RNG. 19E

CASSATA OAKS

WATER, RECLAIM AND SANITARY SEWER PLAN

PROJECT NUMBER: 22-2568
SCALE: 1"=40'

NO.	DATE	BY	REVISIONS
3	4-15-25	SAG	REVISED PLAN AS PER CITY COMMENTS.
2	3-17-25	SAG	REVISED PLAN AS PER WETLAND.
1	2-21-25	SAG	REVISED PLAN AS PER SWFWMD COMMENTS.

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PROFESSIONAL ENGINEERING RESOURCES, INC.
10225 ULMERTON ROAD, SUITE 4D, LARGO, FL. 33771
CIVIL ENGINEERS, PLANNERS, PERMIT EXPEDITORS (727) 408-5208
CERTIFICATE OF AUTHORIZATION NUMBER: 4401

DRAWING TYPE
■ PRELIMINARY
□ CONSTRUCTION
□ RECORD

DESIGNED BY: PVS | CHECKED BY: PVS
DRAWN BY: SAG | DATE: 8-15-24

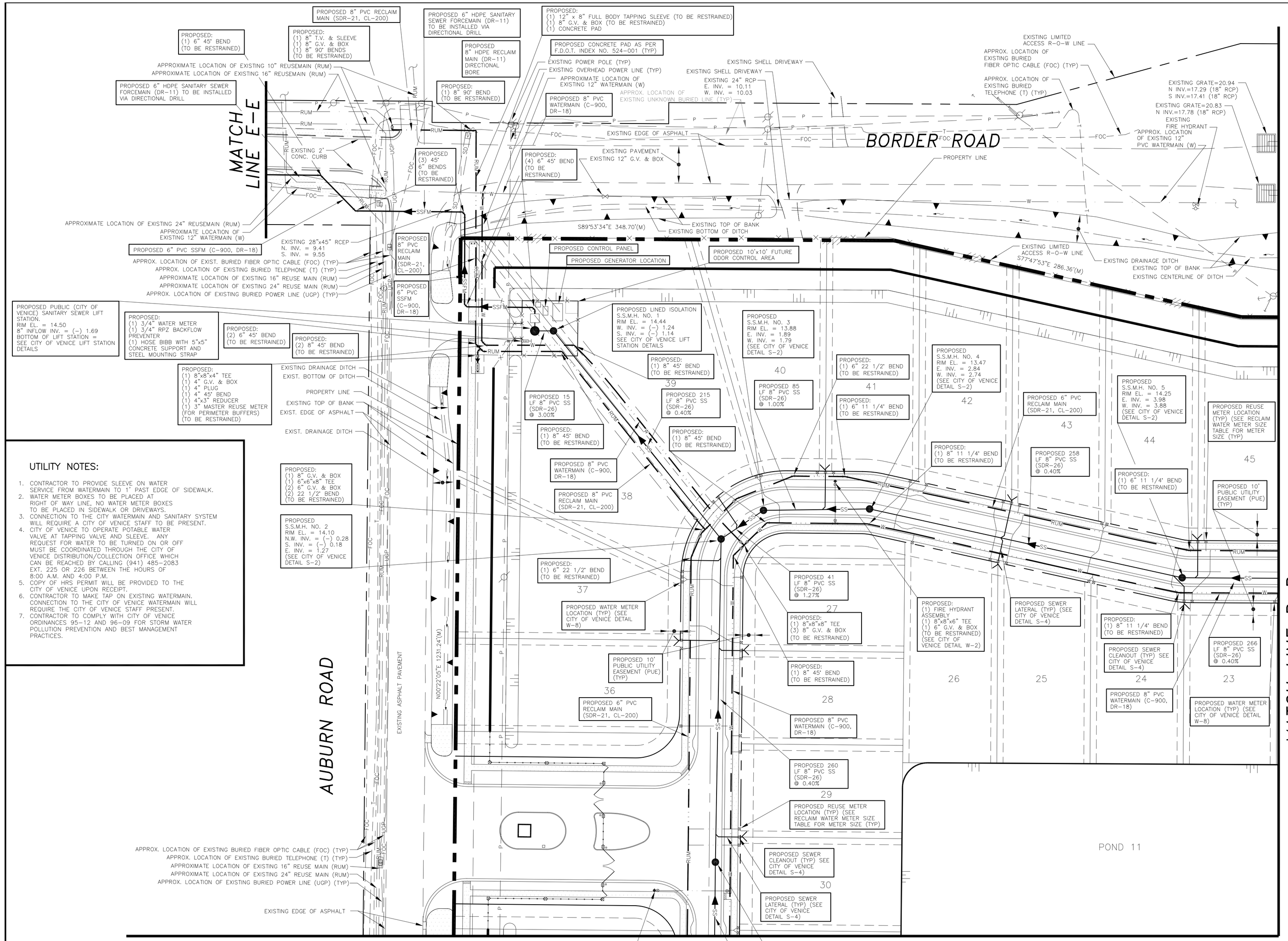
PAUL V. SHERMA, STATE OF FLORIDA, PROFESSIONAL ENGINEER, LICENSE NO. 35628

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY PAUL V. SHERMA ON THE DATE INDICATED HERE USING A DIGITAL SIGNATURE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

APPROVED

PAUL V. SHERMA,REG. NO. 35628

SHEET NUMBER: 5A



UTILITY NOTES:

1. CONTRACTOR TO PROVIDE SLEEVE ON WATER SERVICE FROM WATERMAIN TO 1' PAST EDGE OF SIDEWALK.
2. WATER METER BOXES TO BE PLACED AT RIGHT OF WAY LINE, NO WATER METER BOXES TO BE PLACED IN SIDEWALK OR DRIVEWAYS.
3. CONNECTION TO THE CITY WATERMAIN AND SANITARY SYSTEM WILL REQUIRE A CITY OF VENICE STAFF TO BE PRESENT.
4. CITY OF VENICE TO OPERATE POTABLE WATER VALVE AT TAPPING VALVE AND SLEEVE. ANY REQUEST FOR WATER TO BE TURNED ON OR OFF MUST BE COORDINATED THROUGH THE CITY OF VENICE DISTRIBUTION/COLLECTION OFFICE WHICH CAN BE REACHED BY CALLING (941) 485-2083 EXT. 225 OR 226 BETWEEN THE HOURS OF 8:00 A.M. AND 4:00 P.M.
5. COPY OF HRS PERMIT WILL BE PROVIDED TO THE CITY OF VENICE UPON RECEIPT.
6. CONTRACTOR TO MAKE TAP ON EXISTING WATERMAIN. CONNECTION TO THE CITY OF VENICE WATERMAIN WILL REQUIRE THE CITY OF VENICE STAFF PRESENT.
7. CONTRACTOR TO COMPLY WITH CITY OF VENICE ORDINANCES 95-12 AND 96-09 FOR STORM WATER POLLUTION PREVENTION AND BEST MANAGEMENT PRACTICES.

LEGEND

PROPOSED	EXISTING
W	WATER MAIN
F	FIRE MAIN
RUM	RECLAIM WATER MAIN
	REDUCER
	TEMPORARY BLOWOFF
	FIRE HYDRANT
	GATE VALVE (G.V. & BOX)
	FIRE DEPARTMENT CONNECTION
	DOUBLE CHECK ASSEMBLY
	WATER METER
SS	SANITARY SEWER LINE
SSFM	SANITARY SEWER FORCEMAIN
	SANITARY SEWER MANHOLE
	CLEAN OUT
	STORM DRAIN
	ROOF DRAIN
	GRATE INLET
	JUNCTION BOX
	EROSION CONTROL
	OUTFALL STRUCTURE
	MITERED END SECTION (M.E.S.)
TOP	TOP OF BANK
	FENCE OR WALL
	EASEMENT OR SETBACK
	TRAFFIC FLOW ARROW
	HANDICAP PARKING SPACE
	H.P. OR CHANGE IN GRADE
UD	UNDERDRAIN
12.50	ELEVATION
	CONTOUR
	GTE
	U.G. ELECTRICAL LINE
	GAS MAIN
	DETECTABLE WARNING

SITE CONTRACTOR SHALL COMPLY WITH ORDINANCE NO. 2024-25 FOR THE CASSATA OAKS PROJECT WITH REGARD TO SITE CONSTRUCTION AS PROVIDED BELOW:

A. ORDINANCE NO. 2024-25

CONSTRUCTION BEST MANAGEMENT PRACTICES WILL BE UTILIZED TO MINIMIZE IMPACT ON THE BUSINESS TO THE SOUTH KNOWN AS FOX LEA FARM INCLUDING THE FOLLOWING:

A. THE 3 FT. BERM AND 8 FT. WALL PARALLEL WITH THE SOUTHERN PROPERTY LINE WILL BE CONSTRUCTED PRIOR TO SITE CLEARING EXCEPT FOR THOSE AREAS NECESSARY TO OBTAIN ACCESS TO WORK AREAS.
B. FOX LEA DRIVE WILL NOT BE USED AS A CONSTRUCTION ENTRANCE.
C. DURING THE COURSE OF CONSTRUCTION, THE PROPERTY OWNER AND ITS CONTRACTORS SHALL NOT USE OR FLY DRONES OVER ANY PORTION OF THE SOUTHERN BOUNDARY OF THE SUBJECT PROPERTY.
D. DURING THE COURSE OF CONSTRUCTION, THE PROPERTY OWNER AND ITS CONTRACTORS SHALL NOT BURN ANY TRASH OR WASTE MATERIALS ON THE SUBJECT PROPERTY OR UTILIZE OPEN BURNING OF LAND CLEARING MATERIAL AND DEBRIS DURING ALL LAND DEVELOPMENT AND/OR CONSTRUCTION ACTIVITIES.
E. ALL WOOD CHIPPING WILL BE DONE ON THE NORTH ONE QUARTER OF THE PROPERTY TO MINIMIZE NOISE IMPACTS TO THE SOUTHERN PROPERTY.
F. THE DEVELOPER SHALL INSTALL A GROUND WATER LINER AT THE SOUTHERN SIDE OF THE PROPERTY SOUTH OF THE PROPOSED LAKES COMMENCING 2 FT. BELOW EXISTING GROUND LEVEL TO A DEPTH OF 12 FT. BELOW EXISTING GROUND LEVEL TO PREVENT NEGATIVE DRAW DOWN OF THE WATER TABLE SOUTH OF THE SUBJECT PROPERTY.
G. ONE POND WILL BE DUG AT A TIME.
H. NO STORMWATER OR OTHER DRAINAGE FROM THE DEVELOPED PROPERTY SHALL DISCHARGE INTO THE EXISTING DITCH THAT RUNS EAST-WEST WITHIN THE NORTHERN PORTION OF THE FOX LEA DRIVE RIGHT-OF-WAY. THE DEVELOPED PROPERTY BEING THAT AREA NORTH OF THE 3 FT. BERM AND 8 FT. WALL.

B. SITE CONSTRUCTION SEQUENCE

1. INSTALL SILT FENCE.
2. CLEAR FOR BERM AND WALL ON LOTS 1E-10E, GROUND WATER LINER AND POND 1.
3. INSTALL GROUND WATER LINER.
4. CONSTRUCT BERM ON LOTS 1E-10E AND EXCAVATE POND 1.
5. INSTALL WALL ON LOTS 1E-10E.
6. CLEAR REMAINDER OF SITE.
7. CONTRACTOR SHALL CONSTRUCT THE PONDS IN THE FOLLOWING SEQUENCE: POND 1, POND 10, POND 2, POND 9, POND 3, POND 8, POND 4, POND 7, POND 5, POND 6, AND POND 11.
   EACH POND SHALL BE TOTALLY COMPLETED PRIOR TO PROCEEDING TO THE NEXT POND.
8. THERE SHALL BE NO DISCHARGE OF WATER INTO THE EXISTING DITCH ALONG FOX LEA DRIVE OR I-75.
9. IF DEWATERING IS REQUIRED THE SITE CONTRACTOR SHALL OBTAIN A DEWATERING PERMIT/APPROVAL FROM THE CITY OF VENICE AND THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT PRIOR TO DISCHARGING DEWATERING OFFSITE.

CONTRACTOR TO CALL "SUNSHINE" AT 1-800-432-4770, 48 hrs. PRIOR TO ANY CLEARING OR CONSTRUCTION FOR EXISTING UTILITY LOCATIONS.

NORTH

40 20 0 40 80
30 10
GRAPHIC SCALE

NOTES:

1. EXISTING BOUNDARY, IMPROVEMENTS, TREES & TOPOGRAPHY TAKEN FROM BRIGHAM/ALLEN LAND SURVEYING BOUNDARY SURVEY DATED 9/22/2017, RECLAIM SURVEY DATED 9/1/2017 AND SCHAPPACHER SURVEYING, L.L.C. TOPOGRAPHY AND TREE SURVEY LAST REVISED 8/30/2016.
2. CONTRACTOR TO LOCATE ALL UNDERGROUND UTILITIES PRIOR TO ANY CONSTRUCTION ACTIVITIES.
3. ELEVATIONS SHOWN HEREON ARE BASED ON NGS CONTROL POINTS DESIGNATION S 175 83 A31 ELEVATION 37.22 NAVD 88 AND DESIGNATION I75 83 A31 RM 1 ELEVATION 38.41 NAVD88, BRASS DISCS FOUND IN CONCRETE AND ARE REFERENCED TO NORTH AMERICAN DATUM OF 1988 (NAVD88).
4. THERE WILL BE NO DISCHARGE TO I-75.
5. PROPOSED LOT DRIVEWAYS ARE TO BE CONCRETE OR PAVERS.
6. IF DEWATERING IS REQUIRED THE SITE CONTRACTOR SHALL OBTAIN A DEWATERING PERMIT/APPROVAL FROM THE CITY OF VENICE AND THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT PRIOR TO DISCHARGING DEWATERING OFFSITE.
7. EXISTING ON-SITE POND TO BE FILLED WITH CLEAN FILL. ALL ORGANIC SILT, CLAY, UNSUITABLE MATERIAL TO BE REMOVED AND DISCARDED OFFSITE. CLEAN FILL TO BE COMPACTED TO 98% MODIFIED PROCTOR.
8. IF THERE IS ANY QUESTION, CONFLICT OR DISCREPANCY ON THE CIVIL ENGINEERING CONSTRUCTION PLANS, CONTRACTOR TO CONTACT PROFESSIONAL ENGINEERING RESOURCES, INC. AND OBTAIN WRITTEN CLARIFICATION PRIOR TO INSTALLATION OR CONSTRUCTION.
9. CONTRACTOR TO COMPLY WITH UNIVERSAL ENGINEERING SCIENCES GEOTECHNICAL REPORTS, AUGUST 11, 2015 REPORT NO. 11212, JUNE 16, 2022, REPORT NO. 220333, MARCH 4, 2024 REPORT NO. 240091.
10. CONTRACTOR TO FIELD VERIFY LOCATION AND DEPTH OF EXISTING UTILITIES AT PROPOSED SSFM, WATER MAIN, RECLAIM MAIN AND DRAINAGE PRIOR TO COMMENCING WORK.
11. CONTRACTOR TO PROVIDE MAINTENANCE OF TRAFFIC ON AUBURN ROAD, EDMONDSON ROAD AND BORDER ROAD AS PER F.D.O.T. INDEX (SEE DETAIL).

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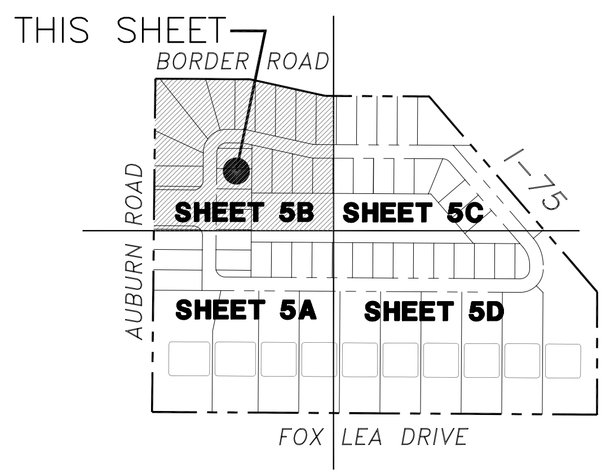

KEY MAP

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625 N. TAMIAMI TRAIL
VENICE, FL. 34285

PROJECT NAME: SEC. 3 TWP. 39S RNG. 19E

CASSATA OAKS

WATER, RECLAIM AND SANITARY SEWER PLAN

PROJECT NUMBER: 22-2568
SCALE: 1"=40'

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1	2-21-25	SAG	REVISED PLAN AS PER SWFWMD COMMENTS.

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10225 ULMERTON ROAD, SUITE 4D, LARGO, FL. 33771
CIVIL ENGINEERS, PLANNERS, PERMIT EXPEDITORS (727) 408-5208
CERTIFICATE OF AUTHORIZATION NUMBER: 4401

DRAWING TYPE
■ PRELIMINARY
□ CONSTRUCTION
□ RECORD

DESIGNED BY: PVS | CHECKED BY: PVS
DRAWN BY: SAG | DATE: 8-15-24
PAUL V. SHERMA, STATE OF FLORIDA, PROFESSIONAL ENGINEER, LICENSE NO. 35628
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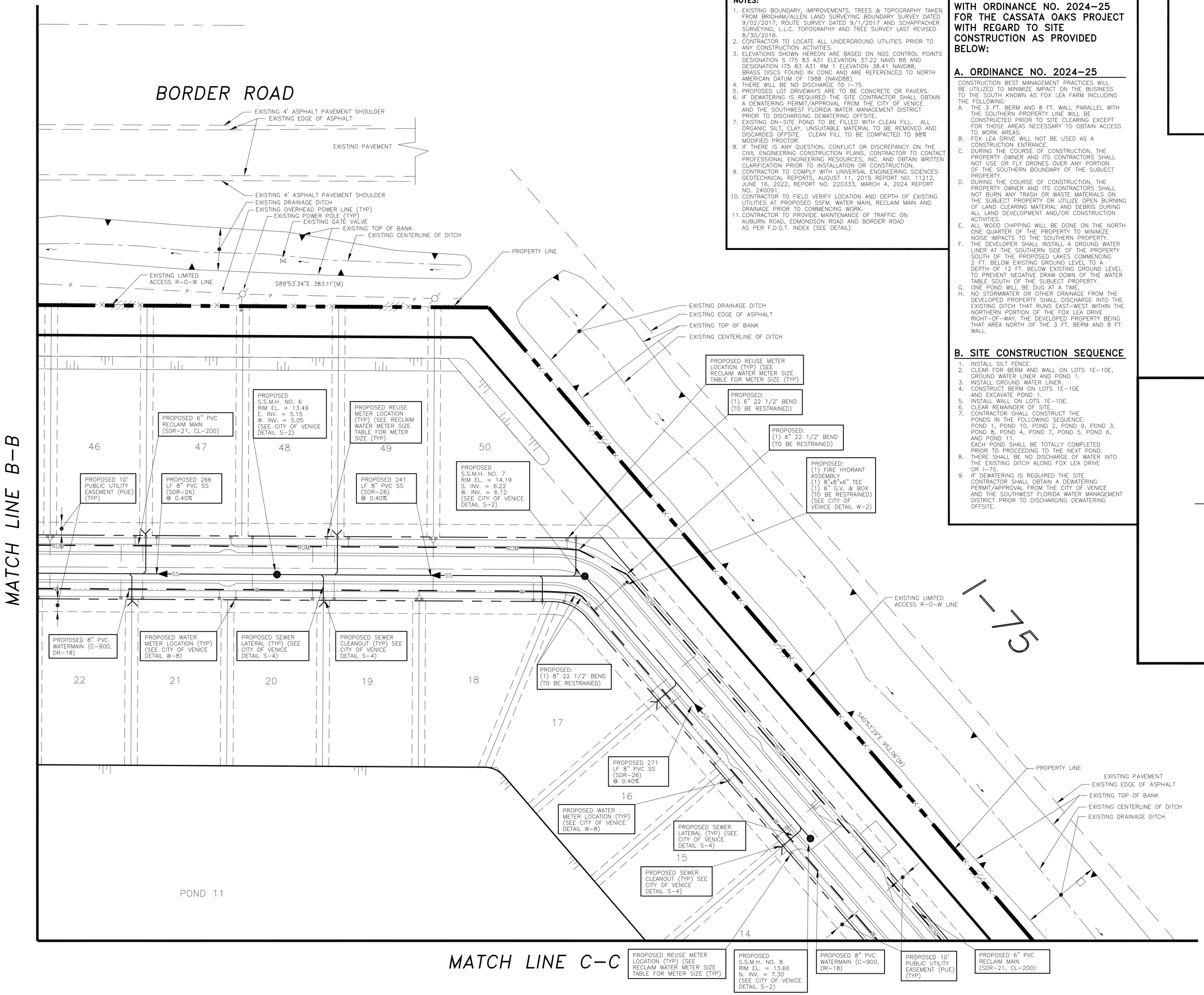
APPROVED
PAUL V. SHERMA,REG. NO. 35628

SHEET NUMBER: 5B



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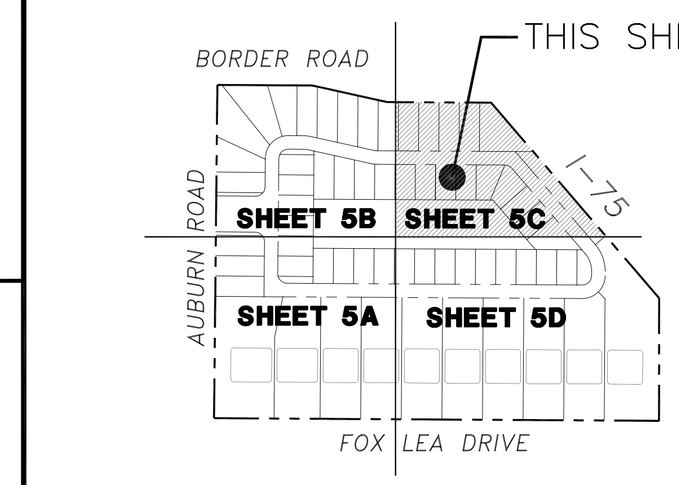
LEGEND

PROPOSED		EXISTING
—W—	WATER MAIN	—W—
—F—	FIRE MAIN	—F—
—RUM—	RECLAIM WATER MAIN	—RUM—
	REDUCER	
	TEMPORARY BLOWOFF	
	FIRE HYDRANT	
	GATE VALVE (G.V. & BOX)	
	FIRE DEPARTMENT CONNECTION	
	DOUBLE CHECK ASSEMBLY	
	WATER METER	
—SS—	SANITARY SEWER LINE	—SS—
—SSFM—	SANITARY SEWER FORCEMAIN	—SSFM—
	SANITARY SEWER MANHOLE	
	CLEAN OUT	
	STORM DRAIN	—SD—
	ROOF DRAIN	
	GRATE INLET	
	JUNCTION BOX	
	EROSION CONTROL	
	OUTFALL STRUCTURE	
	MITERED END SECTION (M.E.S.)	
TOP BANK	TOP OF BANK	
	FENCE OR WALL	
	EASEMENT OR SETBACK	
	TRAFFIC FLOW ARROW	
	HANDICAP PARKING SPACE	
	H.P. OR CHANGE IN GRADE	N/A
—UD—	UNDERDRAIN	N/A
12.50	ELEVATION	14 x 75
	CONTOUR	9.0
	GTE	GTE
	U.G. ELECTRICAL LINE	P
	GAS MAIN	G
	DETECTABLE WARNING	

CONTRACTOR TO CALL "SUNSHINE" AT 1-800-432-4770, 48 hrs. PRIOR TO ANY CLEARING OR CONSTRUCTION FOR EXISTING UTILITY LOCATIONS.

NORTH

40 20 0 40 80
30 10
GRAPHIC SCALE



KEY MAP

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1. CONTRACTOR TO PROVIDE SLEEVE ON WATER SERVICE FROM WATERMAIN TO 1' PAST EDGE OF SIDEWALK.
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LOTS 1E-10E = 1" RECLAIM METER W/ 2" SERVICE LINE

CLIENT:	PROJECT NAME: SEC. 3 TWP. 39S RNG. 19E	PROJECT NUMBER
MPS DEVELOPMENT AND CONSTRUCTION, LLC 625 N. TAMIAMI TRAIL VENICE, FL. 34285	CASSATA OAKS WATER, RECLAIM AND SANITARY SEWER PLAN	22-2568 SCALE 1"=40'

NO.	DATE	BY	REVISIONS
1	2-21-25	SAG	REVISED PLAN AS PER SWFWMD COMMENTS.

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PROFESSIONAL ENGINEERING RESOURCES, INC.
10225 ULMERTON ROAD, SUITE 4D, LARGO, FL. 33771
CIVIL ENGINEERS, PLANNERS, PERMIT EXPEDITORS (727) 408-5208
CERTIFICATE OF AUTHORIZATION NUMBER: 4401

DRAWING TYPE
■ PRELIMINARY
□ CONSTRUCTION
□ RECORD

DESIGNED BY: PVS | CHECKED BY: PVS
DRAWN BY: SAG | DATE: 8-15-24

PAUL V. SHERMA, STATE OF FLORIDA, PROFESSIONAL ENGINEER, LICENSE NO. 35628

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APPROVED

PAUL V. SHERMA,REG. NO. 35628

SHEET NUMBER
5C

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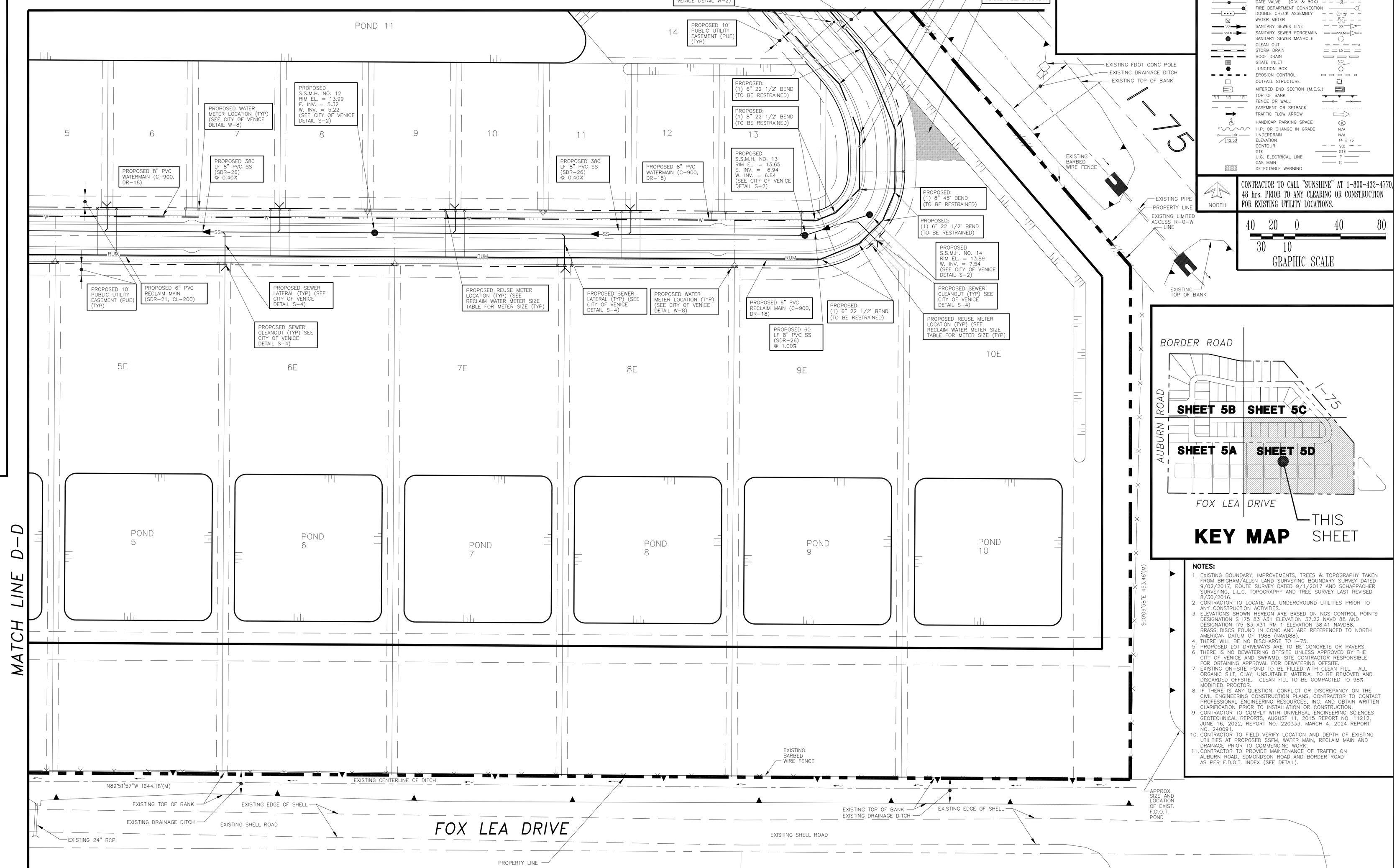
B. SITE CONSTRUCTION SEQUENCE

1. INSTALL SILT FENCE.
2. CLEAR FOR BERM AND WALL ON LOTS 1E-10E, GROUND WATER LINER AND POND 1.
3. INSTALL GROUND WATER LINER.
4. CONSTRUCT BERM ON LOTS 1E-10E AND EXCAVATE POND 1.
5. INSTALL WALL ON LOTS 1E-10E.
6. CLEAR REMAINDER OF SITE.
7. CONTRACTOR SHALL CONSTRUCT THE PONDS IN THE FOLLOWING SEQUENCE: POND 1, POND 10, POND 2, POND 9, POND 3, POND 8, POND 4, POND 7, POND 5, POND 6, AND POND 11. EACH POND SHALL BE TOTALLY COMPLETED PRIOR TO PROCEEDING TO THE NEXT POND.
8. THERE SHALL BE NO DISCHARGE OF WATER INTO THE EXISTING DITCH ALONG FOX LEA DRIVE OR I-75.
9. IF DEWATERING IS REQUIRED THE SITE CONTRACTOR SHALL OBTAIN A DEWATERING PERMIT/APPROVAL FROM THE CITY OF VENICE AND THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT PRIOR TO DISCHARGING DEWATERING OFFSITE.

RECLAIM WATER METER AND SERVICE LINE SIZE TABLE:

LOTS 1-50 = 3/4" RECLAIM METER W/ 1 1/2" SERVICE LINE
LOTS 1E-10E = 1" RECLAIM METER W/ 2" SERVICE LINE



LEGEND

PROPOSED	EXISTING
W	WATER MAIN
F	FIRE MAIN
RUM	RECLAIM WATER MAIN
	REDUCER
	TEMPORARY BLOWOFF
	FIRE HYDRANT
	GATE VALVE (G.V. & BOX)
	FIRE DEPARTMENT CONNECTION
	DOUBLE CHECK ASSEMBLY
	WATER METER
SS	SANITARY SEWER LINE
SSFM	SANITARY SEWER FORCEMAIN
	SANITARY SEWER MANHOLE
	CLEAN OUT
	STORM DRAIN
	ROOF DRAIN
	GRATE INLET
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	MITERED END SECTION (M.E.S.)
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	HANDICAP PARKING SPACE
	H.P. OR CHANGE IN GRADE
	UNDERDRAIN
12.50	ELEVATION
	CONTOUR
	GTE
	U.G. ELECTRICAL LINE
	GAS MAIN
	DETECTABLE WARNING

NORTH

CONTRACTOR TO CALL "SUNSHINE" AT 1-800-432-4770, 48 hrs. PRIOR TO ANY CLEARING OR CONSTRUCTION FOR EXISTING UTILITY LOCATIONS.

40 20 0 40 80
30 10
GRAPHIC SCALE

KEY MAP

NOTES:

1. EXISTING BOUNDARY, IMPROVEMENTS, TREES & TOPOGRAPHY TAKEN FROM BRIGHAM/ALLEN LAND SURVEYING BOUNDARY SURVEY DATED 9/02/2017, ROUTE SURVEY DATED 9/1/2017 AND SCHAPPACHER SURVEYING, L.L.C. TOPOGRAPHY AND TREE SURVEY LAST REVISED 8/30/2016.
2. CONTRACTOR TO LOCATE ALL UNDERGROUND UTILITIES PRIOR TO ANY CONSTRUCTION ACTIVITIES.
3. ELEVATIONS SHOWN HEREON ARE BASED ON NGS CONTROL POINTS DESIGNATION S I75 83 A31 ELEVATION 37.22 NAVD 88 AND DESIGNATION I75 83 A31 RM 1 ELEVATION 38.41 NAVD88, BRASS DISCS FOUND IN CONC AND ARE REFERENCED TO NORTH AMERICAN DATUM OF 1988 (NAVD88).
4. THERE WILL BE NO DISCHARGE TO I-75.
5. PROPOSED LOT DRIVEWAYS ARE TO BE CONCRETE OR PAVERS.
6. THERE IS NO DEWATERING OFFSITE UNLESS APPROVED BY THE CITY OF VENICE AND SWFWMD. SITE CONTRACTOR RESPONSIBLE FOR OBTAINING APPROVAL FOR DEWATERING OFFSITE.
7. EXISTING ON-SITE POND TO BE FILLED WITH CLEAN FILL. ALL ORGANIC SILT, CLAY, UNSUITABLE MATERIAL TO BE REMOVED AND DISCARDED OFFSITE. CLEAN FILL TO BE COMPACTED TO 98% MODIFIED PROCTOR.
8. IF THERE IS ANY QUESTION, CONFLICT OR DISCREPANCY ON THE CIVIL ENGINEERING CONSTRUCTION PLANS, CONTRACTOR TO CONTACT PROFESSIONAL ENGINEERING RESOURCES, INC. AND OBTAIN WRITTEN CLARIFICATION PRIOR TO INSTALLATION OR CONSTRUCTION.
9. CONTRACTOR TO COMPLY WITH UNIVERSAL ENGINEERING SCIENCES GEOTECHNICAL REPORTS, AUGUST 11, 2015 REPORT NO. 11212, JUNE 16, 2022, REPORT NO. 220333, MARCH 4, 2024 REPORT NO. 240091.
10. CONTRACTOR TO FIELD VERIFY LOCATION AND DEPTH OF EXISTING UTILITIES AT PROPOSED SSFM, WATER MAIN, RECLAIM MAIN AND DRAINAGE PRIOR TO COMMENCING WORK.
11. CONTRACTOR TO PROVIDE MAINTENANCE OF TRAFFIC ON AUBURN ROAD, EDMONDSON ROAD AND BORDER ROAD AS PER F.D.O.T. INDEX (SEE DETAIL).

CLIENT:
MPS DEVELOPMENT AND CONSTRUCTION, LLC
625 N. TAMIAMI TRAIL
VENICE, FL. 34285

PROJECT NAME: SEC. 3 TWP. 39S RNG. 19E
CASSATA OAKS
WATER, RECLAIM AND SANITARY SEWER PLAN

PROJECT NUMBER: 22-2568
SCALE: 1"=40'

NO.	DATE	BY	REVISIONS
3	4-15-25	SAG	REVISED PLAN AS PER CITY COMMENTS.
2	3-17-25	SAG	REVISED PLAN AS PER WETLAND.
1	2-21-25	SAG	REVISED PLAN AS PER SWFWMD COMMENTS.

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PROFESSIONAL ENGINEERING RESOURCES, INC.
10225 ULMERTON ROAD, SUITE 4D, LARGO, FL. 33771
CIVIL ENGINEERS, PLANNERS, PERMIT EXPEDITORS (727) 408-5208
CERTIFICATE OF AUTHORIZATION NUMBER: 4401

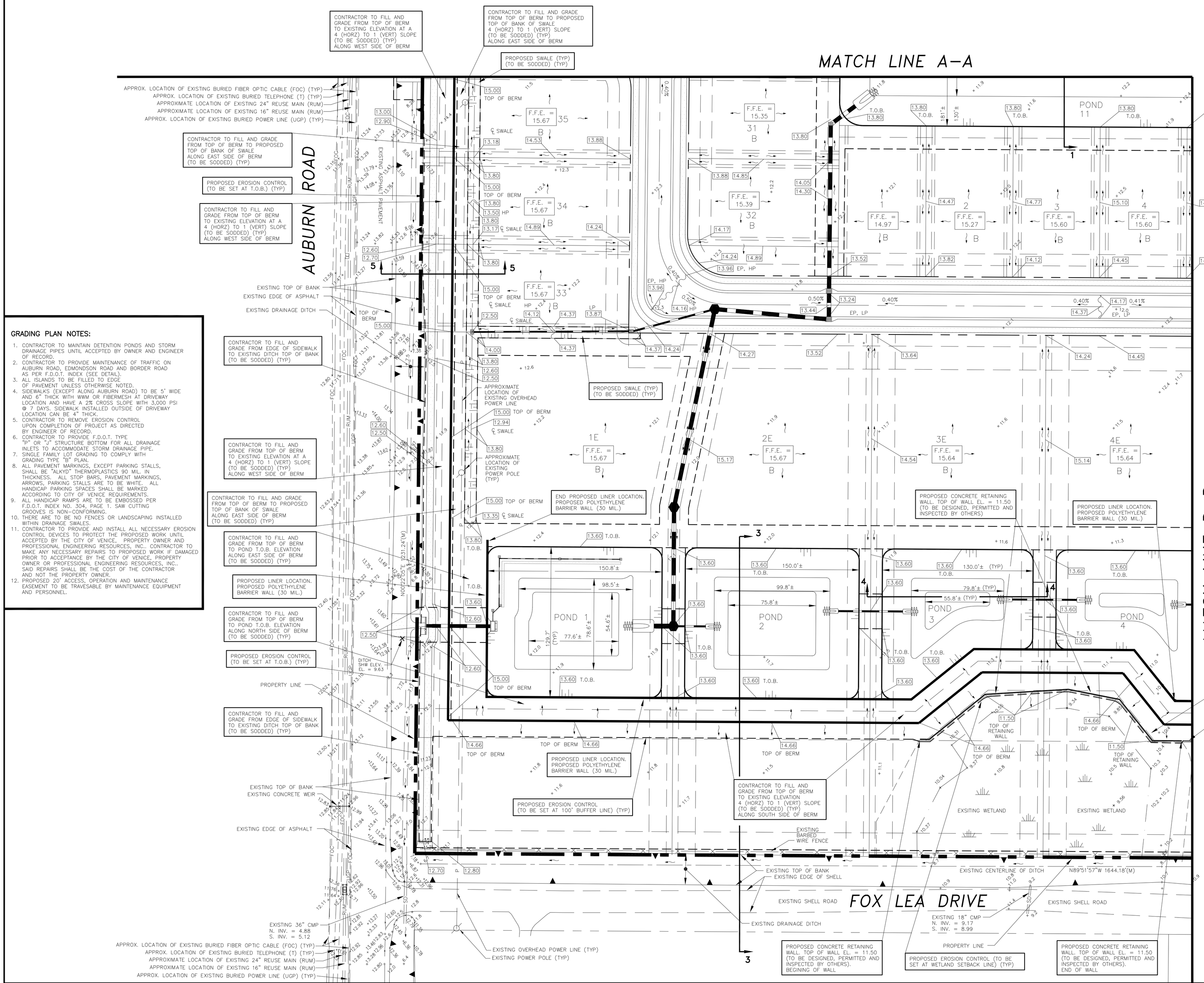
DRAWING TYPE
■ PRELIMINARY
□ CONSTRUCTION
□ RECORD

DESIGNED BY: PVS | CHECKED BY: PVS
DRAWN BY: SAG | DATE: 8-15-24

PAUL V. SHERMA, STATE OF FLORIDA, PROFESSIONAL ENGINEER, LICENSE NO. 35628
THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY PAUL V. SHERMA ON THE DATE INDICATED HERE USING A DIGITAL SIGNATURE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

APPROVED
PAUL V. SHERMA, REG. NO. 35628

SHEET NUMBER: 5D



GRADING PLAN NOTES:

1. CONTRACTOR TO MAINTAIN DETENTION PONDS AND STORM DRAINAGE PIPES UNTIL ACCEPTED BY OWNER AND ENGINEER OF RECORD.
2. CONTRACTOR TO PROVIDE MAINTENANCE OF TRAFFIC ON AUBURN ROAD, EDMONDSON ROAD AND BORDER ROAD AS PER F.D.O.T. INDEX (SEE DETAIL).
3. ALL ISLANDS TO BE FILLED TO EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
4. SIDEWALKS (EXCEPT ALONG AUBURN ROAD) TO BE 5" WIDE AND 6" THICK WITH WWM OR FIBERMESH AT DRIVEWAY LOCATION AND HAVE A 2% CROSS SLOPE WITH 3,000 PSI @ 7 DAYS. SIDEWALK INSTALLED OUTSIDE OF DRIVEWAY LOCATION CAN BE 4" THICK.
5. CONTRACTOR TO INSTALL EROSION CONTROL UPON COMPLETION OF PROJECT AS DIRECTED BY ENGINEER OF RECORD.
6. CONTRACTOR TO PROVIDE F.D.O.T. TYPE "P" OR "J" STRUCTURE BOTTOM FOR ALL DRAINAGE INLETS TO ACCOMMODATE STORM DRAINAGE PIPE.
7. SINGLE FAMILY LOT GRADING TO COMPLY WITH GRADING TYPE "B" PLAN.
8. ALL PAVEMENT MARKINGS, EXCEPT PARKING STALLS, SHALL BE "ALKYD" THERMOPLASTICS 90 MIL IN THICKNESS. ALL STOP BARS, PAVEMENT MARKINGS, ARROWS, PARKING STALLS ARE TO BE WHITE. ALL HANDICAP PARKING SPACES SHALL BE MARKED ACCORDING TO CITY OF VENICE REQUIREMENTS.
9. ALL HANDICAP RAMPS ARE TO BE EMBOSSED PER F.D.O.T. INDEX NO. 304, PAGE 1. SAW CUTTING GROOVES IS NON-CONFORMING.
10. THERE ARE TO BE NO FENCES OR LANDSCAPING INSTALLED WITHIN DRAINAGE SWALES.
11. CONTRACTOR TO PROVIDE AND INSTALL ALL NECESSARY EROSION CONTROL DEVICES TO PROTECT THE PROPOSED WORK UNTIL ACCEPTED BY THE CITY OF VENICE, PROPERTY OWNER AND PROFESSIONAL ENGINEERING RESOURCES, INC.. CONTRACTOR TO MAKE ANY NECESSARY REPAIRS TO PROPOSED WORK IF DAMAGED PRIOR TO ACCEPTANCE BY THE CITY OF VENICE, PROPERTY OWNER OR PROFESSIONAL ENGINEERING RESOURCES, INC.. SAID REPAIRS SHALL BE THE COST OF THE CONTRACTOR AND NOT THE PROPERTY OWNER.
12. PROPOSED 20' ACCESS, OPERATION AND MAINTENANCE EASEMENT TO BE TRAVESABLE BY MAINTENANCE EQUIPMENT AND PERSONNEL.

SITE CONTRACTOR SHALL COMPLY WITH ORDINANCE NO. 2024-25 FOR THE CASSATA OAKS PROJECT WITH REGARD TO SITE CONSTRUCTION AS PROVIDED BELOW:

A. ORDINANCE NO. 2024-25

CONSTRUCTION BEST MANAGEMENT PRACTICES WILL BE UTILIZED TO MINIMIZE IMPACT ON THE BUSINESS TO THE SOUTH KNOWN AS FOX LEA FARM INCLUDING THE FOLLOWING:

A. THE 3 FT. BERM AND 8 FT. WALL PARALLEL WITH THE SOUTHERN PROPERTY LINE WILL BE CONSTRUCTED PRIOR TO SITE CLEARING EXCEPT FOR THOSE AREAS NECESSARY TO OBTAIN ACCESS TO WORK AREAS.
B. FOX LEA DRIVE WILL NOT BE USED AS A CONSTRUCTION ENTRANCE.
C. DURING THE COURSE OF CONSTRUCTION, THE PROPERTY OWNER AND ITS CONTRACTORS SHALL NOT USE OR FLY DRONES OVER ANY PORTION OF THE SOUTHERN BOUNDARY OF THE SUBJECT PROPERTY.
D. DURING THE COURSE OF CONSTRUCTION, THE PROPERTY OWNER AND ITS CONTRACTORS SHALL NOT BURN ANY TRASH OR WASTE MATERIALS ON THE SUBJECT PROPERTY OR UTILIZE OPEN BURNING OF LAND CLEARING MATERIAL AND DEBRIS DURING ALL LAND DEVELOPMENT AND/OR CONSTRUCTION ACTIVITIES.
E. ALL WOOD CHIPPING WILL BE DONE ON THE NORTH ONE QUARTER OF THE PROPERTY TO MINIMIZE NOISE IMPACTS TO THE SOUTHERN PROPERTY.
F. THE DEVELOPER SHALL INSTALL A GROUND WATER LINER AT THE SOUTHERN SIDE OF THE PROPERTY SOUTH OF THE PROPOSED LAKES COMMENCING 2 FT. BELOW EXISTING GROUND LEVEL TO A DEPTH OF 12 FT. BELOW EXISTING GROUND LEVEL TO PREVENT NEGATIVE DRAW DOWN OF THE WATER TABLE SOUTH OF THE SUBJECT PROPERTY.
G. ONE POND WILL BE DUG AT A TIME.
H. NO STORMWATER OR OTHER DRAINAGE FROM THE DEVELOPED PROPERTY SHALL DISCHARGE INTO THE EXISTING DITCH THAT RUNS EAST-WEST WITHIN THE NORTHERN PORTION OF THE FOX LEA DRIVE RIGHT-OF-WAY. THE DEVELOPED PROPERTY BEING THAT AREA NORTH OF THE 3 FT. BERM AND 8 FT. WALL.

B. SITE CONSTRUCTION SEQUENCE

1. INSTALL SILT FENCE.
2. CLEAR FOR BERM AND WALL ON LOTS 1E-10E, GROUND WATER LINER AND POND 1.
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LEGEND

PROPOSED	EXISTING
W	WATER MAIN
F	FIRE MAIN
RUM	RECLAIM WATER MAIN
	REDUCER
	TEMPORARY BLOWOFF
	FIRE HYDRANT
	GATE VALVE (G.V. & BOX)
	FIRE DEPARTMENT CONNECTION
	DOUBLE CHECK ASSEMBLY
	WATER METER
SS	SANITARY SEWER LINE
SSFM	SANITARY SEWER FORCEMAIN
	SANITARY SEWER MANHOLE
	CLEAN OUT
SD	STORM DRAIN
	ROOF DRAIN
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	JUNCTION BOX
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	MITERED END SECTION (M.E.S.)
	TOP OF BANK
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	TRAFFIC FLOW ARROW
	HANDICAP PARKING SPACE
	H.P. OR CHANGE IN GRADE
UD	UNDERDRAIN
12.50	ELEVATION
	CONTOUR
	GTE
	U.G. ELECTRICAL LINE
	GAS MAIN
	DETECTABLE WARNING

N/A
N/A
14 x 75
9.0
GTE
P
G

CONTRACTOR TO CALL "SUNSHINE" AT 1-800-432-4770, 48 hrs. PRIOR TO ANY CLEARING OR CONSTRUCTION FOR EXISTING UTILITY LOCATIONS.

NORTH

40 20 0 40 80
30 10
GRAPHIC SCALE

NOTES:

1. EXISTING BOUNDARY, IMPROVEMENTS, TREES & TOPOGRAPHY TAKEN FROM BRIGHAM/ALLEN LAND SURVEYING BOUNDARY SURVEY DATED 9/02/2017, ROUTE SURVEY DATED 9/1/2017 AND SCHAPPACHER SURVEYING, L.L.C. TOPOGRAPHY AND TREE SURVEY LAST REVISED 8/30/2016.
2. CONTRACTOR TO LOCATE ALL UNDERGROUND UTILITIES PRIOR TO ANY CONSTRUCTION ACTIVITIES.
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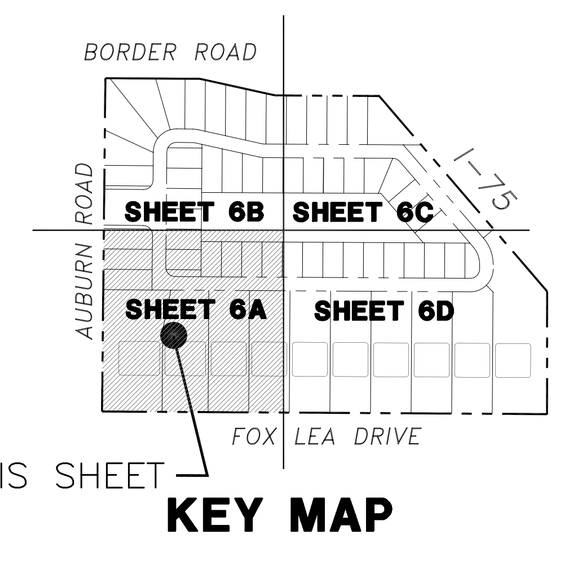
11. CONTRACTOR TO PROVIDE MAINTENANCE OF TRAFFIC ON AUBURN ROAD, EDMONDSON ROAD AND BORDER ROAD AS PER F.D.O.T. INDEX (SEE DETAIL).
12. THE REQUIRED CITY OF VENICE AQUATIC PLANTS EVENLY DISTRIBUTED AROUND THE ENTIRE STORMWATER POND PERIMETER WILL BE SHOWN ON THE CIVIL ENGINEERING CONSTRUCTION DRAWINGS SUBMITTED TO THE CITY OF VENICE ENGINEERING DEPARTMENT.



KEY MAP

CLIENT:
MPS DEVELOPMENT AND CONSTRUCTION, LLC
625 N. TAMIAMI TRAIL
VENICE, FL. 34285

PROJECT NAME: SEC. 3 TWP. 39S RNG. 19E

CASSATA OAKS
GRADING PLAN

PROJECT NUMBER: 22-2568
SCALE: 1"=40'

NO.	DATE	BY	REVISIONS
3	4-15-25	SAG	REVISED PLAN AS PER CITY COMMENTS.
2	3-4-25	SAG	ADDED WETLAND AS PER SWFWMD COMMENTS.
1	2-21-25	SAG	REVISED PLAN AS PER SWFWMD COMMENTS.

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PROFESSIONAL ENGINEERING RESOURCES, INC.
10225 ULMERTON ROAD, SUITE 4D, LARGO, FL. 33771
CIVIL ENGINEERS, PLANNERS, PERMIT EXPEDITORS (727) 408-5208
CERTIFICATE OF AUTHORIZATION NUMBER: 4401

DRAWING TYPE
■ PRELIMINARY
□ CONSTRUCTION
□ RECORD

DESIGNED BY: PVS | CHECKED BY: PVS
DRAWN BY: SAG | DATE: 8-15-24

PAUL V. SHERMA, STATE OF FLORIDA, PROFESSIONAL ENGINEER, LICENSE NO. 35628
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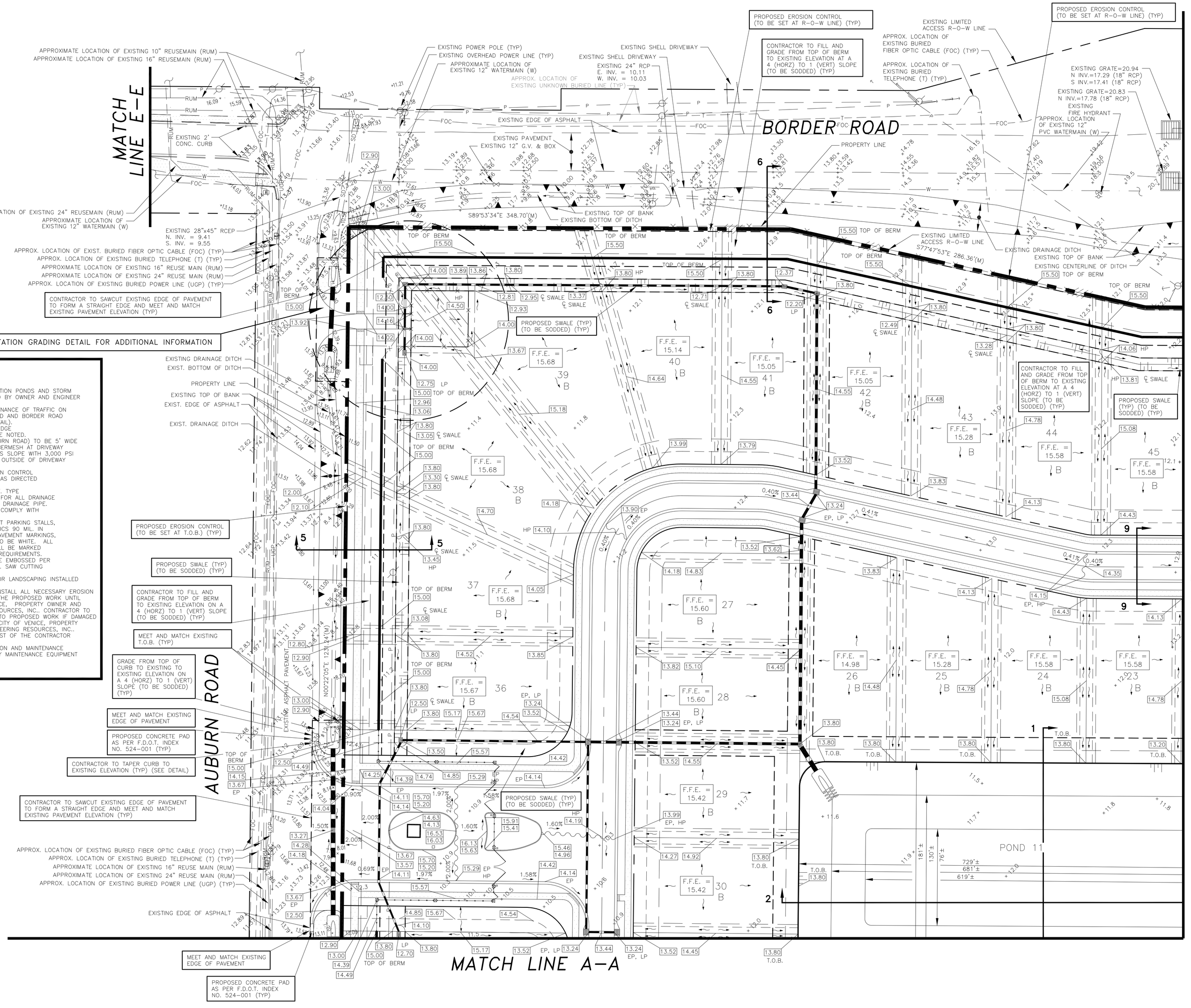
APPROVED
PAUL V. SHERMA,REG. NO. 35628

SHEET NUMBER
6A



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NORTH

40 20 0 40 80
30 10
GRAPHIC SCALE

NOTES:

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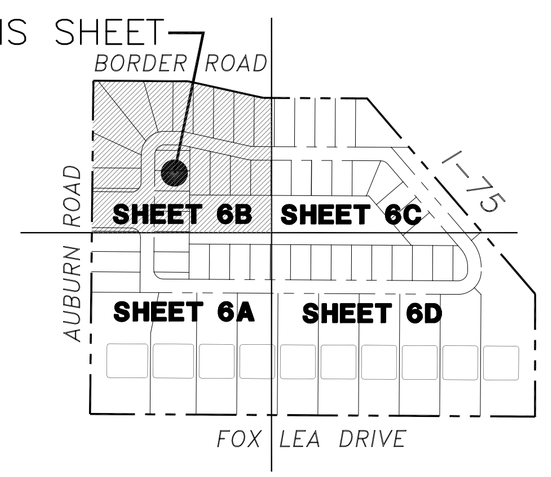

KEY MAP

CLIENT:
MPS DEVELOPMENT AND CONSTRUCTION, LLC
625 N. TAMIAMI TRAIL
VENICE, FL. 34285

PROJECT NAME: SEC. 3 TWP. 39S RNG. 19E

CASSATA OAKS
GRADING PLAN

PROJECT NUMBER: 22-2568
SCALE: 1"=40'

NO.	DATE	BY	REVISIONS
2	4-15-25	SAG	REVISED PLAN AS PER CITY COMMENTS.
1	2-21-25	SAG	REVISED PLAN AS PER SWFWMD COMMENTS.

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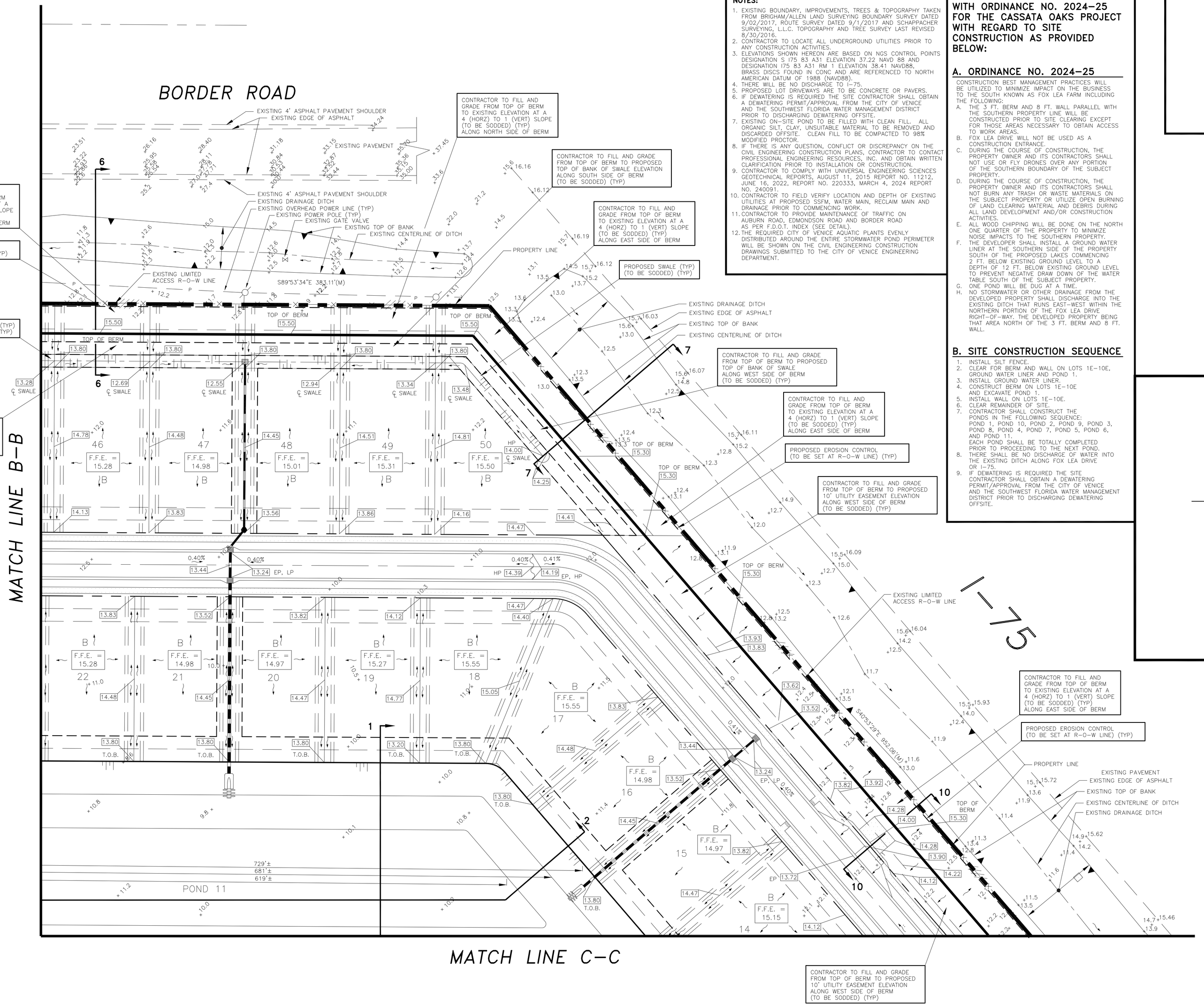
PROFESSIONAL ENGINEERING RESOURCES, INC.
10225 ULMERTON ROAD, SUITE 4D, LARGO, FL 33771
CIVIL ENGINEERS, PLANNERS, PERMIT EXPEDITORS (727) 408-5208
CERTIFICATE OF AUTHORIZATION NUMBER: 4401

DRAWING TYPE
■ PRELIMINARY
□ CONSTRUCTION
□ RECORD

DESIGNED BY: PVS | CHECKED BY: PVS
DRAWN BY: SAG | DATE: 8-15-24
PAUL V. SHERMA, STATE OF FLORIDA, PROFESSIONAL ENGINEER, LICENSE NO. 35628
THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY PAUL V. SHERMA ON THE DATE INDICATED HERE USING A DIGITAL SIGNATURE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.
APPROVED
PAUL V. SHERMA,REG. NO. 35628

SHEET NUMBER: 6B



NOTES:

1. EXISTING BOUNDARY, IMPROVEMENTS, TREES & TOPOGRAPHY TAKEN FROM BRIGHAM/ALLEN LAND SURVEYING BOUNDARY SURVEY DATED 9/02/2017, ROUTE SURVEY DATED 9/1/2017 AND SCHAPPACHER SURVEYING, L.L.C. TOPOGRAPHY AND TREE SURVEY LAST REVISED 8/30/2016.
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SITE CONTRACTOR SHALL COMPLY WITH ORDINANCE NO. 2024-25 FOR THE CASSATA OAKS PROJECT WITH REGARD TO SITE CONSTRUCTION AS PROVIDED BELOW:

A. ORDINANCE NO. 2024-25

CONSTRUCTION BEST MANAGEMENT PRACTICES WILL BE UTILIZED TO MINIMIZE IMPACT ON THE BUSINESS TO THE SOUTH KNOWN AS FOX LEA FARM INCLUDING THE FOLLOWING:

A. THE 3 FT. BERM AND 8 FT. WALL PARALLEL WITH THE SOUTHERN PROPERTY LINE WILL BE CONSTRUCTED PRIOR TO SITE CLEARING EXCEPT FOR THOSE AREAS NECESSARY TO OBTAIN ACCESS TO WORK AREAS.
B. FOX LEA DRIVE WILL NOT BE USED AS A CONSTRUCTION ENTRANCE.
C. DURING THE COURSE OF CONSTRUCTION, THE PROPERTY OWNER AND ITS CONTRACTORS SHALL NOT USE OR FLY DRONES OVER ANY PORTION OF THE SOUTHERN BOUNDARY OF THE SUBJECT PROPERTY.
D. DURING THE COURSE OF CONSTRUCTION, THE PROPERTY OWNER AND ITS CONTRACTORS SHALL NOT BURN ANY TRASH OR WASTE MATERIALS ON THE SUBJECT PROPERTY OR UTILIZE OPEN BURNING OF LAND CLEARING MATERIAL AND DEBRIS DURING ALL LAND DEVELOPMENT AND/OR CONSTRUCTION ACTIVITIES.
E. ALL WOOD CHIPPING WILL BE DONE ON THE NORTH ONE QUARTER OF THE PROPERTY TO MINIMIZE NOISE IMPACTS TO THE SOUTHERN PROPERTY.
F. THE DEVELOPER SHALL INSTALL A GROUND WATER LINER AT THE SOUTHERN SIDE OF THE PROPERTY SOUTH OF THE PROPOSED LAKES COMMENCING 2 FT. BELOW EXISTING GROUND LEVEL TO A DEPTH OF 12 FT. BELOW EXISTING GROUND LEVEL TO PREVENT NEGATIVE DRAW DOWN OF THE WATER TABLE SOUTH OF THE SUBJECT PROPERTY.
G. ONE POND WILL BE DUG AT A TIME.
H. NO STORMWATER OR OTHER DRAINAGE FROM THE DEVELOPED PROPERTY SHALL DISCHARGE INTO THE EXISTING DITCH THAT RUNS EAST-WEST WITHIN THE NORTHERN PORTION OF THE FOX LEA DRIVE RIGHT-OF-WAY. THE DEVELOPED PROPERTY BEING THAT AREA NORTH OF THE 3 FT. BERM AND 8 FT. WALL.

B. SITE CONSTRUCTION SEQUENCE

1. INSTALL SILT FENCE.
2. CLEAR FOR BERM AND WALL ON LOTS 1E-10E, GROUND WATER LINER AND POND 1.
3. INSTALL GROUND WATER LINER.
4. CONSTRUCT BERM ON LOTS 1E-10E AND EXCAVATE POND 1.
5. INSTALL WALL ON LOTS 1E-10E.
6. CLEAR REMAINDER OF SITE.
7. CONTRACTOR SHALL CONSTRUCT THE PONDS IN THE FOLLOWING SEQUENCE: POND 1, POND 10, POND 2, POND 9, POND 3, POND 8, POND 4, POND 7, POND 5, POND 6, AND POND 11. EACH POND SHALL BE TOTALLY COMPLETED PRIOR TO PROCEEDING TO THE NEXT POND.
8. THERE SHALL BE NO DISCHARGE OF WATER INTO THE EXISTING DITCH ALONG FOX LEA DRIVE OR I-75.
9. IF DEWATERING IS REQUIRED THE SITE CONTRACTOR SHALL OBTAIN A DEWATERING PERMIT/APPROVAL FROM THE CITY OF VENICE AND THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT PRIOR TO DISCHARGING DEWATERING OFFSITE.

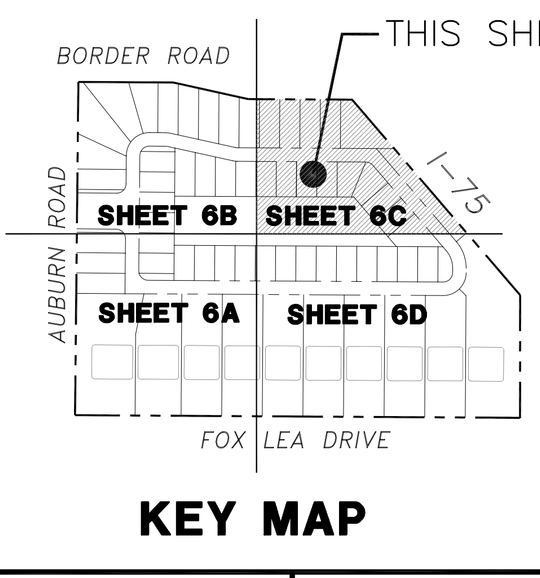
LEGEND

PROPOSED	EXISTING	
—W—	—W—	WATER MAIN
—F—	—F—	FIRE MAIN
—RUM—	—RUM—	RECLAIM WATER MAIN
		REDUCER
		TEMPORARY BLOWOFF
		FIRE HYDRANT
		GATE VALVE (G.V. & BOX)
		FIRE DEPARTMENT CONNECTION
		DOUBLE CHECK ASSEMBLY
		WATER METER
—SS—	—SS—	SANITARY SEWER LINE
—SSFM—	—SSFM—	SANITARY SEWER FORCEMAIN
		SANITARY SEWER MANHOLE
		CLEAN OUT
	—SD—	STORM DRAIN
		ROOF DRAIN
		GRATE INLET
		JUNCTION BOX
		EROSION CONTROL
		OUTFALL STRUCTURE
		MITERED END SECTION (M.E.S.)
TOB TOP TOB	TOB TOP TOB	TOP OF BANK
		FENCE OR WALL
		EASEMENT OR SETBACK
		TRAFFIC FLOW ARROW
		HANDICAP PARKING SPACE
		H.P. OR CHANGE IN GRADE
UD	UD	UNDERDRAIN
12.50		ELEVATION
		CONTOUR
		GTE
		U.G. ELECTRICAL LINE
		GAS MAIN
		DETECTABLE WARNING

CONTRACTOR TO CALL "SUNSHINE" AT 1-800-432-4770, 48 hrs. PRIOR TO ANY CLEARING OR CONSTRUCTION FOR EXISTING UTILITY LOCATIONS.

NORTH

40 20 0 40 80
30 10
GRAPHIC SCALE



KEY MAP

GRADING PLAN NOTES:

1. CONTRACTOR TO MAINTAIN DETENTION PONDS AND STORM DRAINAGE PIPES UNTIL ACCEPTED BY OWNER AND ENGINEER OF RECORD.
2. CONTRACTOR TO PROVIDE MAINTENANCE OF TRAFFIC ON AUBURN ROAD, EDMONDSON ROAD AND BORDER ROAD AS PER F.D.O.T. INDEX (SEE DETAIL).
3. ALL ISLANDS TO BE FILLED TO EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
4. SIDEWALKS (EXCEPT ALONG AUBURN ROAD) TO BE 5' WIDE AND 6" THICK WITH WWM OR FIBERMESH AT DRIVEWAY LOCATION AND HAVE A 2% CROSS SLOPE WITH 3,000 PSI @ 7 DAYS. SIDEWALK INSTALLED OUTSIDE OF DRIVEWAY LOCATION CAN BE 4" THICK.
5. CONTRACTOR TO REMOVE EROSION CONTROL UPON COMPLETION OF PROJECT AS DIRECTED BY ENGINEER OF RECORD.
6. CONTRACTOR TO PROVIDE F.D.O.T. TYPE "P" OR "J" STRUCTURE BOTTOM FOR ALL DRAINAGE INLETS TO ACCOMMODATE STORM DRAINAGE PIPE.
7. SINGLE FAMILY LOT GRADING TO COMPLY WITH GRADING TYPE "B" PLAN.
8. ALL PAVEMENT MARKINGS, EXCEPT PARKING STALLS, SHALL BE "ALKYD" THERMOPLASTICS 90 MIL. IN THICKNESS. ALL STOP BARS, PAVEMENT MARKINGS, ARROWS, PARKING STALLS ARE TO BE WHITE. ALL HANDICAP PARKING SPACES SHALL BE MARKED ACCORDING TO CITY OF VENICE REQUIREMENTS.
9. ALL HANDICAP RAMPS ARE TO BE EMBOSSED PER F.D.O.T. INDEX NO. 304, PAGE 1. SAW CUTTING GROOVES IS NON-CONFORMING.
10. THERE ARE TO BE NO FENCES OR LANDSCAPING INSTALLED WITHIN DRAINAGE SWALES.
11. CONTRACTOR TO PROVIDE AND INSTALL ALL NECESSARY EROSION CONTROL DEVICES TO PROTECT THE PROPOSED WORK UNTIL ACCEPTED BY THE CITY OF VENICE, PROPERTY OWNER AND PROFESSIONAL ENGINEERING RESOURCES, INC.. CONTRACTOR TO MAKE ANY NECESSARY REPAIRS TO PROPOSED WORK IF DAMAGED PRIOR TO ACCEPTANCE BY THE CITY OF VENICE, PROPERTY OWNER OR PROFESSIONAL ENGINEERING RESOURCES, INC.. SAID REPAIRS SHALL BE THE COST OF THE CONTRACTOR AND NOT THE PROPERTY OWNER.
12. PROPOSED 20' ACCESS, OPERATION AND MAINTENANCE EASEMENT TO BE TRAVESABLE BY MAINTENANCE EQUIPMENT AND PERSONNEL.

CLIENT:	MPS DEVELOPMENT AND CONSTRUCTION, LLC 625 N. TAMIAMI TRAIL VENICE, FL. 34285
PROJECT NAME: SEC. 3 TWP. 39S RNG. 19E	CASSATA OAKS GRADING PLAN
PROJECT NUMBER	22-2568
SCALE	1"=40'

NO.	DATE	BY	REVISIONS
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1	2-21-25	SAG	REVISED PLAN AS PER SWFWMD COMMENTS.

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PROFESSIONAL ENGINEERING RESOURCES, INC.
10225 ULMERTON ROAD, SUITE 4D, LARGO, FL. 33771
CIVIL ENGINEERS, PLANNERS, PERMIT EXPEDITORS (727) 408-5208
CERTIFICATE OF AUTHORIZATION NUMBER: 4401

DRAWING TYPE
- ■ PRELIMINARY
- □ CONSTRUCTION
- □ RECORD

DESIGNED BY: PVS | CHECKED BY: PVS
DRAWN BY: SAG | DATE: 8-15-24

PAUL V. SHERMA, STATE OF FLORIDA, PROFESSIONAL ENGINEER, LICENSE NO. 35628

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY PAUL V. SHERMA ON THE DATE INDICATED HERE USING A DIGITAL SIGNATURE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

APPROVED

PAUL V. SHERMA,REG. NO. 35628

SHEET NUMBER
6C

GRADING PLAN NOTES:

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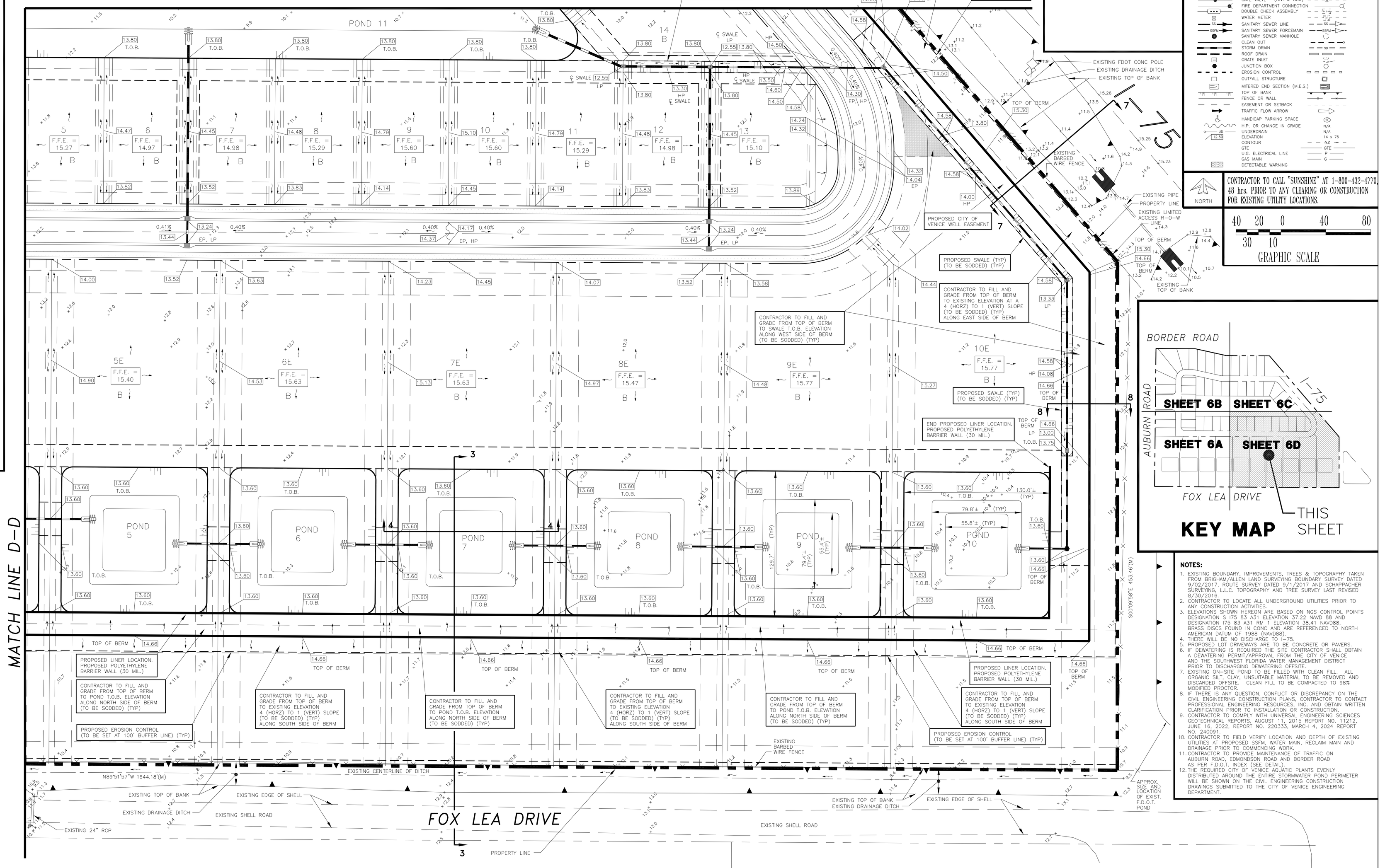

LEGEND

PROPOSED	EXISTING
W	W
F	F
RUM	RECLAIM WATER MAIN
	REDUCER
	TEMPORARY BLOWOFF
	FIRE HYDRANT
	GATE VALVE (G.V. & BOX)
	FIRE DEPARTMENT CONNECTION
	DOUBLE CHECK ASSEMBLY
	WATER METER
SS	SANITARY SEWER LINE
SSFM	SANITARY SEWER FORCEMAIN
	SANITARY SEWER MANHOLE
	CLEAN OUT
SD	STORM DRAIN
	ROOF DRAIN
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	JUNCTION BOX
	EROSION CONTROL
	OUTFALL STRUCTURE
	MITERED END SECTION (M.E.S.)
TOP OF BANK	TOP OF BANK
	FENCE OR WALL
	EASEMENT OR SETBACK
	TRAFFIC FLOW ARROW
	HANDICAP PARKING SPACE
H.P. OR CHANGE IN GRADE	H.P. OR CHANGE IN GRADE
UD	UNDERDRAIN
	ELEVATION
	CONTOUR
GTE	GTE
U.G. ELECTRICAL LINE	U.G. ELECTRICAL LINE
GAS MAIN	GAS MAIN
	DETECTABLE WARNING

NORTH

CONTRACTOR TO CALL "SUNSHINE" AT 1-800-432-4770, 48 hrs. PRIOR TO ANY CLEARING OR CONSTRUCTION FOR EXISTING UTILITY LOCATIONS.

40 20 0 40 80
30 10
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MPS DEVELOPMENT AND CONSTRUCTION, LLC 625 N. TAMIAMI TRAIL VENICE, FL. 34285	CASSATA OAKS GRADING PLAN	22-2568 SCALE 1"=40'	2	4-15-25	SAG	REVISED PLAN AS PER CITY COMMENTS.
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DRAWN BY: SAG | DATE: 8-15-24

PAUL V. SHERMA, STATE OF FLORIDA, PROFESSIONAL ENGINEER, LICENSE NO. 35628

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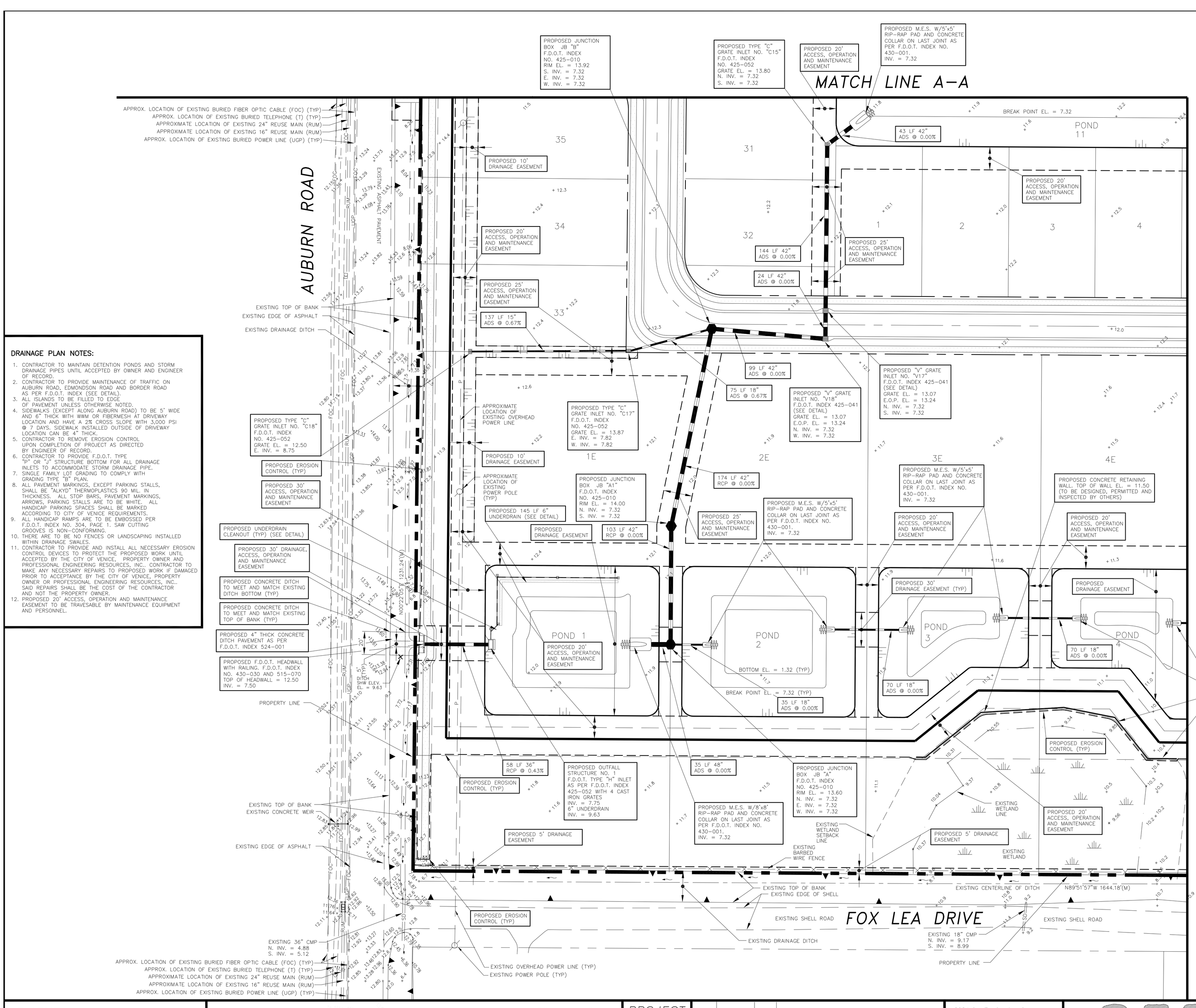
APPROVED

PAUL V. SHERMA,REG. NO. 35628

SHEET NUMBER
6D



DRAINAGE PLAN NOTES:

1. CONTRACTOR TO MAINTAIN DETENTION PONDS AND STORM DRAINAGE PIPES UNTIL ACCEPTED BY OWNER AND ENGINEER OF RECORD.
2. CONTRACTOR TO PROVIDE MAINTENANCE OF TRAFFIC ON AUBURN ROAD, EDMONDSON ROAD AND BORDER ROAD AS PER F.D.O.T. INDEX (SEE DETAIL).
3. ALL ISLANDS TO BE FILLED TO EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
4. SIDEWALKS (EXCEPT ALONG AUBURN ROAD) TO BE 5' WIDE AND 6" THICK WITH WWM OR FIBERMESH AT DRIVEWAY LOCATION AND HAVE A 2% CROSS SLOPE WITH 3,000 PSI @ 7 DAYS. SIDEWALK INSTALLED OUTSIDE OF DRIVEWAY LOCATION CAN BE 4" THICK.
5. CONTRACTOR TO REMOVE EROSION CONTROL UPON COMPLETION OF PROJECT AS DIRECTED BY ENGINEER OF RECORD.
6. CONTRACTOR TO PROVIDE F.D.O.T. TYPE "P" OR "J" STRUCTURE BOTTOM FOR ALL DRAINAGE INLETS TO ACCOMMODATE STORM DRAINAGE PIPE.
7. SINGLE FAMILY LOT GRADING TO COMPLY WITH GRADING TYPE "B" PLAN.
8. ALL PAVEMENT MARKINGS, EXCEPT PARKING STALLS, SHALL BE "ALKYD" THERMOPLASTICS 90 MIL IN THICKNESS. ALL STOP BARS, PAVEMENT MARKINGS, ARROWS, PARKING STALLS ARE TO BE WHITE. ALL HANDICAP PARKING SPACES SHALL BE MARKED ACCORDING TO CITY OF VENICE REQUIREMENTS.
9. ALL HANDICAP RAMPS ARE TO BE EMBOSSED PER F.D.O.T. INDEX NO. 304, PAGE 1. SAW CUTTING GROOVES IS NON-CONFORMING.
10. THERE ARE TO BE NO FENCES OR LANDSCAPING INSTALLED WITHIN DRAINAGE SWALES.
11. CONTRACTOR TO PROVIDE AND INSTALL ALL NECESSARY EROSION CONTROL DEVICES TO PROTECT THE PROPOSED WORK UNTIL ACCEPTED BY THE CITY OF VENICE, PROPERTY OWNER AND PROFESSIONAL ENGINEERING RESOURCES, INC.. CONTRACTOR TO MAKE ANY NECESSARY REPAIRS TO PROPOSED WORK IF DAMAGED PRIOR TO ACCEPTANCE BY THE CITY OF VENICE, PROPERTY OWNER OR PROFESSIONAL ENGINEERING RESOURCES, INC.. SAID REPAIRS SHALL BE THE COST OF THE CONTRACTOR AND NOT THE PROPERTY OWNER.
12. PROPOSED 20' ACCESS, OPERATION AND MAINTENANCE EASEMENT TO BE TRAVESABLE BY MAINTENANCE EQUIPMENT AND PERSONNEL.

SITE CONTRACTOR SHALL COMPLY WITH ORDINANCE NO. 2024-25 FOR THE CASSATA OAKS PROJECT WITH REGARD TO SITE CONSTRUCTION AS PROVIDED BELOW:

A. ORDINANCE NO. 2024-25

CONSTRUCTION BEST MANAGEMENT PRACTICES WILL BE UTILIZED TO MINIMIZE IMPACT ON THE BUSINESS TO THE SOUTH KNOWN AS FOX LEA FARM INCLUDING THE FOLLOWING:

A. THE 3 FT. BERM AND 8 FT. WALL PARALLEL WITH THE SOUTHERN PROPERTY LINE WILL BE CONSTRUCTED PRIOR TO SITE CLEARING EXCEPT FOR THOSE AREAS NECESSARY TO OBTAIN ACCESS TO WORK AREAS.
B. FOX LEA DRIVE WILL NOT BE USED AS A CONSTRUCTION ENTRANCE.
C. DURING THE COURSE OF CONSTRUCTION, THE PROPERTY OWNER AND ITS CONTRACTORS SHALL NOT USE OR FLY DRONES OVER ANY PORTION OF THE SOUTHERN BOUNDARY OF THE SUBJECT PROPERTY.
D. DURING THE COURSE OF CONSTRUCTION, THE PROPERTY OWNER AND ITS CONTRACTORS SHALL NOT BURN ANY TRASH OR WASTE MATERIALS ON THE SUBJECT PROPERTY OR UTILIZE OPEN BURNING OF LAND CLEARING MATERIAL AND DEBRIS DURING ALL LAND DEVELOPMENT AND/OR CONSTRUCTION ACTIVITIES.
E. ALL WOOD CHIPPING WILL BE DONE ON THE NORTH ONE QUARTER OF THE PROPERTY TO MINIMIZE NOISE IMPACTS TO THE SOUTHERN PROPERTY.
F. THE DEVELOPER SHALL INSTALL A GROUND WATER LINER AT THE SOUTHERN SIDE OF THE PROPERTY SOUTH OF THE PROPOSED LAKES COMMENCING 2 FT. BELOW EXISTING GROUND LEVEL TO A DEPTH OF 12 FT. BELOW EXISTING GROUND LEVEL TO PREVENT NEGATIVE DRAW DOWN OF THE WATER TABLE SOUTH OF THE SUBJECT PROPERTY.
G. ONE POND WILL BE DUG AT A TIME.
H. NO STORMWATER OR OTHER DRAINAGE FROM THE DEVELOPED PROPERTY SHALL DISCHARGE INTO THE EXISTING DITCH THAT RUNS EAST-WEST WITHIN THE NORTHERN PORTION OF THE FOX LEA DRIVE RIGHT-OF-WAY. THE DEVELOPED PROPERTY BEING THAT AREA NORTH OF THE 3 FT. BERM AND 8 FT. WALL.

B. SITE CONSTRUCTION SEQUENCE

1. INSTALL SILT FENCE.
2. CLEAR FOR BERM AND WALL ON LOTS 1E-10E, GROUND WATER LINER AND POND 1.
3. INSTALL GROUND WATER LINER.
4. CONSTRUCT BERM ON LOTS 1E-10E AND EXCAVATE POND 1.
5. INSTALL WALL ON LOTS 1E-10E.
6. CLEAR REMAINDER OF SITE.
7. CONTRACTOR SHALL CONSTRUCT THE PONDS IN THE FOLLOWING SEQUENCE:
   POND 1, POND 10, POND 2, POND 9, POND 3, POND 8, POND 4, POND 7, POND 5, POND 6, AND POND 11.
   EACH POND SHALL BE TOTALLY COMPLETED PRIOR TO PROCEEDING TO THE NEXT POND.
8. THERE SHALL BE NO DISCHARGE OF WATER INTO THE EXISTING DITCH ALONG FOX LEA DRIVE OR I-75.
9. IF DEWATERING IS REQUIRED THE SITE CONTRACTOR SHALL OBTAIN A DEWATERING PERMIT/APPROVAL FROM THE CITY OF VENICE AND THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT PRIOR TO DISCHARGING DEWATERING OFFSITE.

LEGEND

PROPOSED		EXISTING
—W—	WATER MAIN	—W—
—F—	FIRE MAIN	—F—
— RUM —	RECLAIM WATER MAIN	— RUM —
	REDUCER	
	TEMPORARY BLOWOFF	
	FIRE HYDRANT	
	GATE VALVE (G.V. & BOX)	
	FIRE DEPARTMENT CONNECTION	
	DOUBLE CHECK ASSEMBLY	
	WATER METER	
SS	SANITARY SEWER LINE	SS
SSFM	SANITARY SEWER FORCEMAIN	SSFM
	SANITARY SEWER MANHOLE	
	CLEAN OUT	
	STORM DRAIN	SD
	ROOF DRAIN	
	GRATE INLET	
	JUNCTION BOX	
	EROSION CONTROL	
	OUTFALL STRUCTURE	
	MITERED END SECTION (M.E.S.)	
TOP	TOP OF BANK	
	FENCE OR WALL	
	EASEMENT OR SETBACK	
	TRAFFIC FLOW ARROW	
	HANDICAP PARKING SPACE	
	H.P. OR CHANGE IN GRADE	N/A
UD	UNDERDRAIN	N/A
12.50	ELEVATION	14 x 75
	CONTOUR	9.0
	GTE	GTE
	U.G. ELECTRICAL LINE	P
	GAS MAIN	G
	DETECTABLE WARNING	

CONTRACTOR TO CALL "SUNSHINE" AT 1-800-432-4770, 48 hrs. PRIOR TO ANY CLEARING OR CONSTRUCTION FOR EXISTING UTILITY LOCATIONS.

NORTH

40 20 0 40 80
30 10
GRAPHIC SCALE

NOTES:

1. EXISTING BOUNDARY, IMPROVEMENTS, TREES & TOPOGRAPHY TAKEN FROM BRIGHAM/ALLEN LAND SURVEYING BOUNDARY SURVEY DATED 9/02/2017, RIGHT OF WAY SURVEY DATED 9/1/2017 AND SCHAPPACHER SURVEYING, L.L.C. TOPOGRAPHY AND TREE SURVEY LAST REVISED 8/30/2016.
2. CONTRACTOR TO LOCATE ALL UNDERGROUND UTILITIES PRIOR TO ANY CONSTRUCTION ACTIVITIES.
3. ELEVATIONS SHOWN HEREON ARE BASED ON NGS CONTROL POINTS DESIGNATION S 175 83 A31 ELEVATION 37.22 NAVD 88 AND DESIGNATION 175 83 A31 RM 1 ELEVATION 38.41 NAVD88, BRASS DISCS FOUND IN CONC AND ARE REFERENCED TO NORTH AMERICAN DATUM OF 1988 (NAVD88).
4. THERE WILL BE NO DISCHARGE TO I-75.
5. PROPOSED LOT DRIVEWAYS ARE TO BE CONCRETE OR PAVERS.
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7. EXISTING ON-SITE POND TO BE FILLED WITH CLEAN FILL. ALL ORGANIC SILT, CLAY, UNSUITABLE MATERIAL TO BE REMOVED AND DISCARDED OFFSITE. CLEAN FILL TO BE COMPACTED TO 98% MODIFIED PROCTOR.
8. IF THERE IS ANY QUESTION, CONFLICT OR DISCREPANCY ON THE CIVIL ENGINEERING CONSTRUCTION PLANS, CONTRACTOR TO CONTACT PROFESSIONAL ENGINEERING RESOURCES, INC. AND OBTAIN WRITTEN CLARIFICATION PRIOR TO INSTALLATION OR CONSTRUCTION.
9. CONTRACTOR TO COMPLY WITH UNIVERSAL ENGINEERING SCIENCES GEOTECHNICAL REPORTS, AUGUST 11, 2015 REPORT NO. 11212, JUNE 16, 2022, REPORT NO. 220333, MARCH 4, 2024 REPORT NO. 240091.
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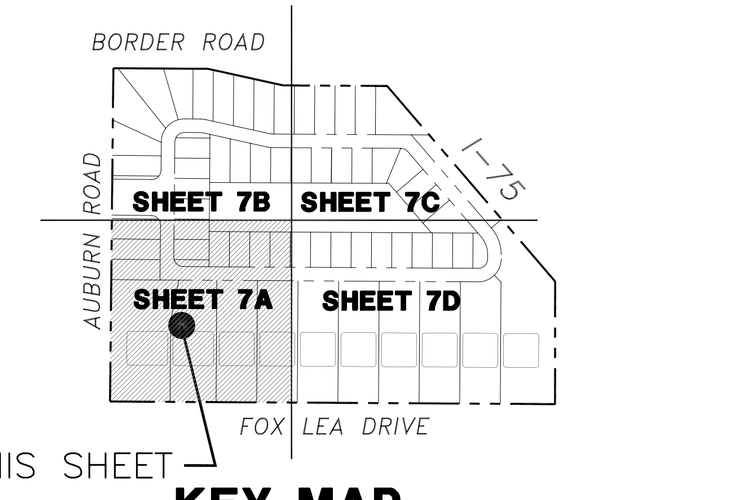
12. THE REQUIRED CITY OF VENICE AQUATIC PLANTS EVENLY DISTRIBUTED AROUND THE ENTIRE STORMWATER POND PERIMETER WILL BE SHOWN ON THE CIVIL ENGINEERING CONSTRUCTION DRAWINGS SUBMITTED TO THE CITY OF VENICE ENGINEERING DEPARTMENT.



KEY MAP

CLIENT:
MPS DEVELOPMENT AND CONSTRUCTION, LLC
625 N. TAMIAMI TRAIL
VENICE, FL. 34285

PROJECT NAME: SEC. 3 TWP. 39S RNG. 19E

CASSATA OAKS
DRAINAGE PLAN

PROJECT NUMBER: 22-2568
SCALE: 1"=40'

NO.	DATE	BY	REVISIONS
3	4-15-25	SAG	REVISED PLAN AS PER CITY COMMENTS.
2	3-17-25	SAG	REVISED PLAN AS PER WETLAND.
1	2-21-25	SAG	REVISED PLAN AS PER SWFWMD COMMENTS.

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PROFESSIONAL ENGINEERING RESOURCES, INC.
10225 ULMERTON ROAD, SUITE 4D, LARGO, FL 33771
CIVIL ENGINEERS, PLANNERS, PERMIT EXPEDITORS (727) 408-5208
CERTIFICATE OF AUTHORIZATION NUMBER: 4401

DRAWING TYPE
■ PRELIMINARY
□ CONSTRUCTION
□ RECORD

DESIGNED BY: PVS | CHECKED BY: PVS
DRAWN BY: SAG | DATE: 8-15-24

PAUL V. SHERMA, STATE OF FLORIDA, PROFESSIONAL ENGINEER, LICENSE NO. 35628

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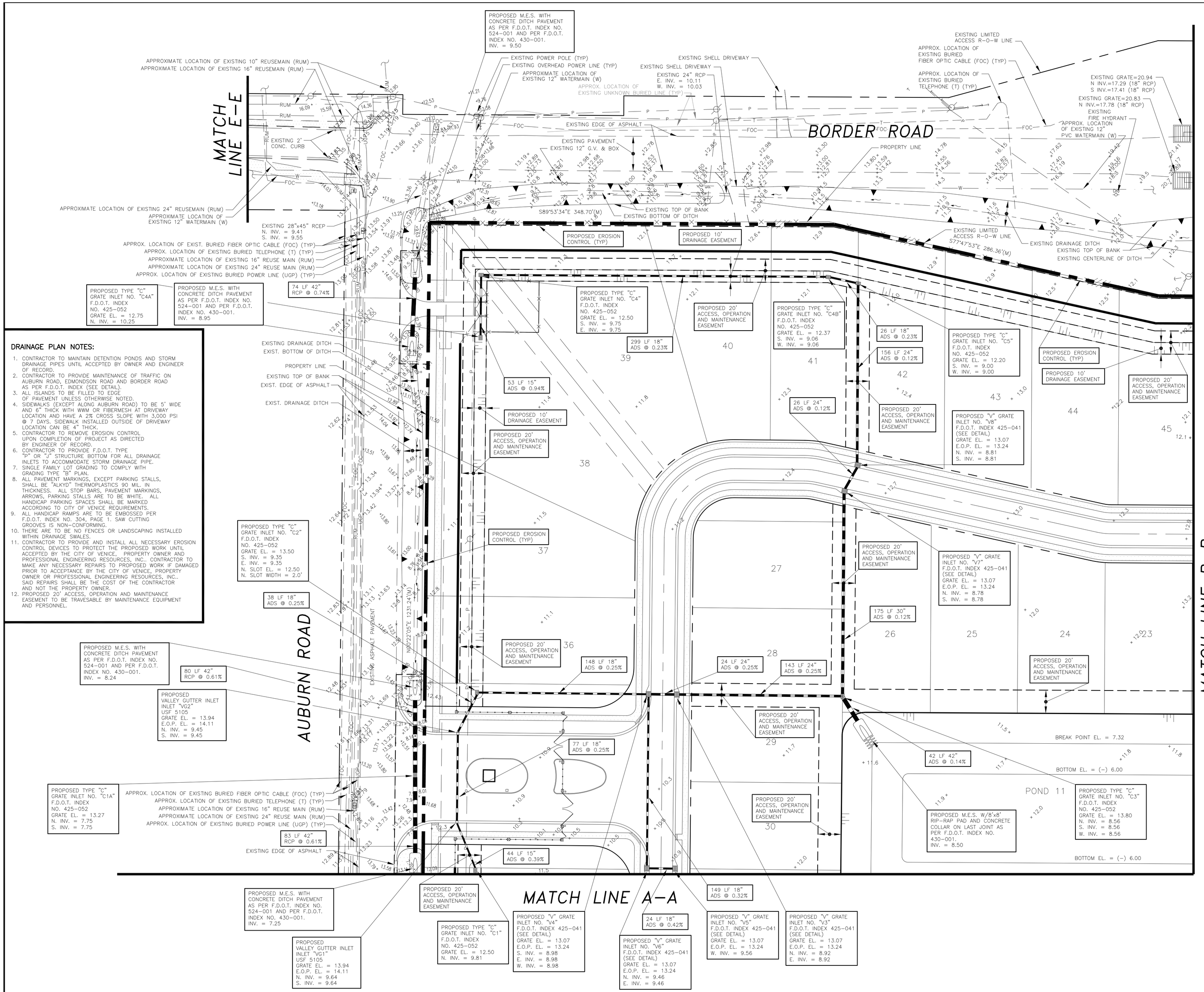

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SS	SANITARY SEWER LINE
SSFM	SANITARY SEWER FORCEMAIN
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	GRATE INLET
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	OUTFALL STRUCTURE
	MITERED END SECTION (M.E.S.)
TOP BANK	TOP OF BANK
	FENCE OR WALL
	EASEMENT OR SETBACK
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	H.P. OR CHANGE IN GRADE
UD	UNDERDRAIN
12.50	ELEVATION
	CONTOUR
OTE	OTE
	U.G. ELECTRICAL LINE
	GAS MAIN
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40 20 0 40 80
30 10
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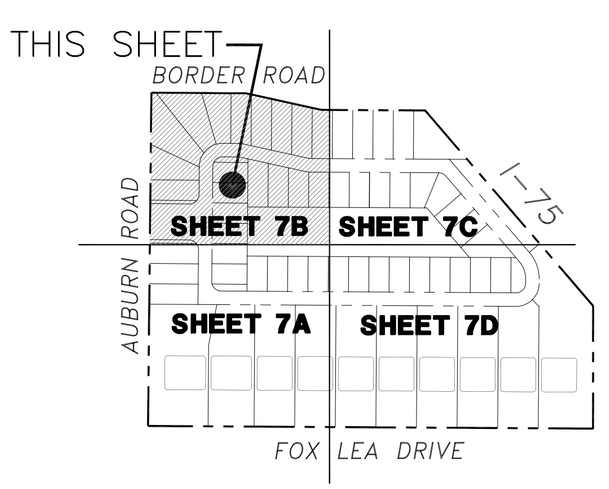

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625 N. TAMIAMI TRAIL
VENICE, FL. 34285

PROJECT NAME: SEC. 3 TWP. 39S RNG. 19E
CASSATA OAKS
DRAINAGE PLAN

PROJECT NUMBER: 22-2568
SCALE: 1"=40'

NO.	DATE	BY	REVISIONS
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PROFESSIONAL ENGINEERING RESOURCES, INC.
10225 ULMERTON ROAD, SUITE 4D, LARGO, FL. 33771
CIVIL ENGINEERS, PLANNERS, PERMIT EXPEDITORS (727) 408-5208
CERTIFICATE OF AUTHORIZATION NUMBER: 4401

DRAWING TYPE
■ PRELIMINARY
□ CONSTRUCTION
□ RECORD

DESIGNED BY: PVS CHECKED BY: PVS
DRAWN BY: SAG DATE: 8-15-24
PAUL V. SHERMA, STATE OF FLORIDA, PROFESSIONAL ENGINEER, LICENSE NO. 35628
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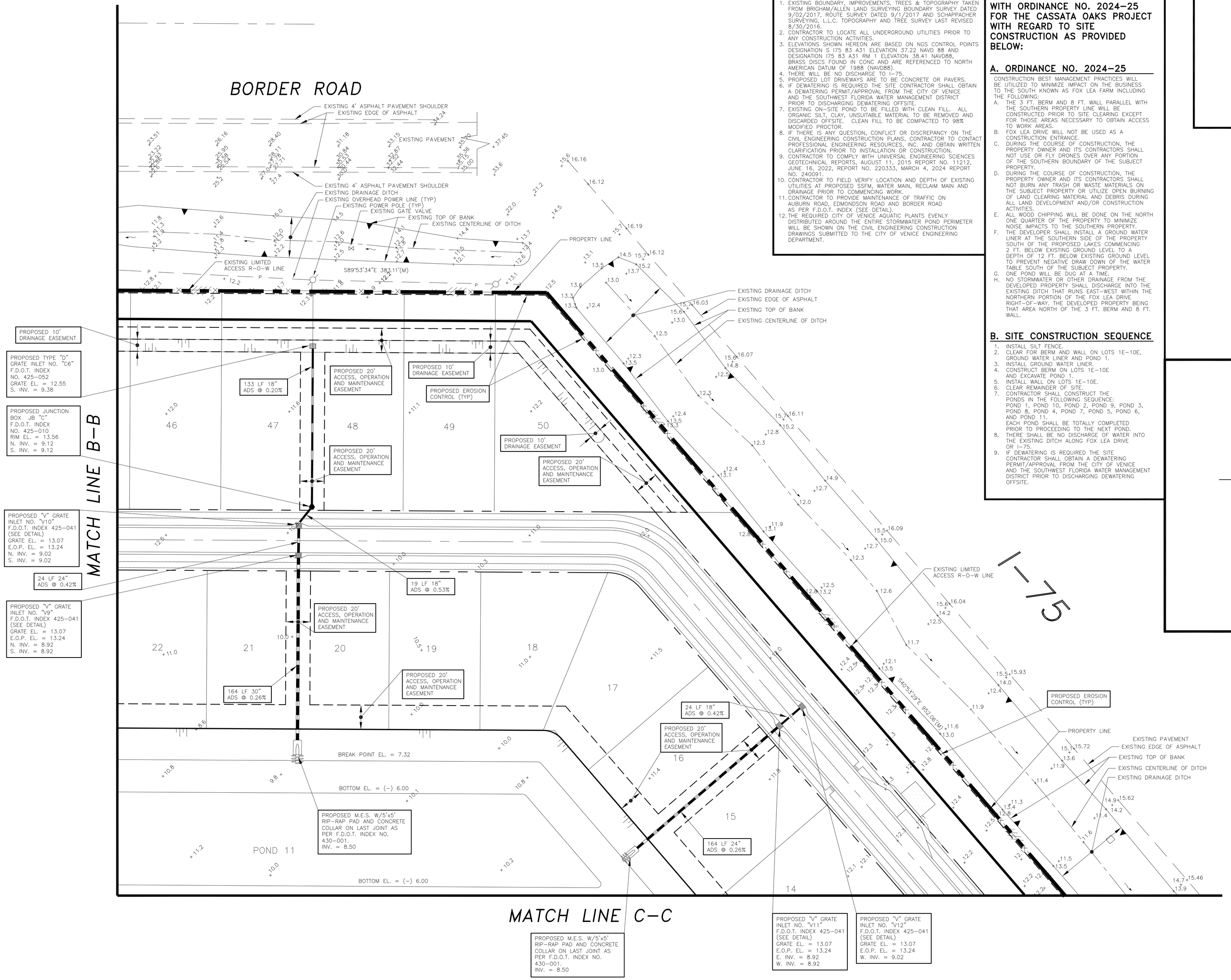

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12. THE REQUIRED CITY OF VENICE AQUATIC PLANTS EVENLY DISTRIBUTED AROUND THE ENTIRE STORMWATER POND PERIMETER WILL BE SHOWN ON THE CIVIL ENGINEERING CONSTRUCTION DRAWINGS SUBMITTED TO THE CITY OF VENICE ENGINEERING DEPARTMENT.

SITE CONTRACTOR SHALL COMPLY WITH ORDINANCE NO. 2024-25 FOR THE CASSATA OAKS PROJECT WITH REGARD TO SITE CONSTRUCTION AS PROVIDED BELOW:

A. ORDINANCE NO. 2024-25

CONSTRUCTION BEST MANAGEMENT PRACTICES WILL BE UTILIZED TO MINIMIZE IMPACT ON THE BUSINESS TO THE SOUTH KNOWN AS FOX LEA FARM INCLUDING THE FOLLOWING:

A. THE 3 FT. BERM AND 8 FT. WALL PARALLEL WITH THE SOUTHERN PROPERTY LINE WILL BE CONSTRUCTED PRIOR TO SITE CLEARING EXCEPT FOR THOSE AREAS NECESSARY TO OBTAIN ACCESS TO WORK AREAS.
B. FOX LEA DRIVE WILL NOT BE USED AS A CONSTRUCTION ENTRANCE.
C. DURING THE COURSE OF CONSTRUCTION, THE PROPERTY OWNER AND ITS CONTRACTORS SHALL NOT USE OR FLY DRONES OVER ANY PORTION OF THE SOUTHERN BOUNDARY OF THE SUBJECT PROPERTY.
D. DURING THE COURSE OF CONSTRUCTION, THE PROPERTY OWNER AND ITS CONTRACTORS SHALL NOT BURN ANY TRASH OR WASTE MATERIALS ON THE SUBJECT PROPERTY OR UTILIZE OPEN BURNING OF LAND CLEARING MATERIAL AND DEBRIS DURING ALL LAND DEVELOPMENT AND/OR CONSTRUCTION ACTIVITIES.
E. ALL WOOD CHIPPING WILL BE DONE ON THE NORTH ONE QUARTER OF THE PROPERTY TO MINIMIZE NOISE IMPACTS TO THE SOUTHERN PROPERTY.
F. THE DEVELOPER SHALL INSTALL A GROUND WATER LINER AT THE SOUTHERN SIDE OF THE PROPERTY SOUTH OF THE PROPOSED LAKES COMMENCING 2 FT. BELOW EXISTING GROUND LEVEL TO A DEPTH OF 12 FT. BELOW EXISTING GROUND LEVEL TO PREVENT NEGATIVE DRAW DOWN OF THE WATER TABLE SOUTH OF THE SUBJECT PROPERTY.
G. ONE POND WILL BE DUG AT A TIME.
H. NO STORMWATER OR OTHER DRAINAGE FROM THE DEVELOPED PROPERTY SHALL DISCHARGE INTO THE EXISTING DITCH THAT RUNS EAST-WEST WITHIN THE NORTHERN PORTION OF THE FOX LEA DRIVE RIGHT-OF-WAY. THE DEVELOPED PROPERTY BEING THAT AREA NORTH OF THE 3 FT. BERM AND 8 FT. WALL.

B. SITE CONSTRUCTION SEQUENCE

1. INSTALL SILT FENCE.
2. CLEAR FOR BERM AND WALL ON LOTS 1E-10E, GROUND WATER LINER AND POND 1.
3. INSTALL GROUND WATER LINER.
4. CONSTRUCT BERM ON LOTS 1E-10E AND EXCAVATE POND 1.
5. INSTALL WALL ON LOTS 1E-10E.
6. CLEAR REMAINDER OF SITE.
7. CONTRACTOR SHALL CONSTRUCT THE PONDS IN THE FOLLOWING SEQUENCE: POND 1, POND 10, POND 2, POND 9, POND 3, POND 8, POND 4, POND 7, POND 5, POND 6, AND POND 11. EACH POND SHALL BE TOTALLY COMPLETED PRIOR TO PROCEEDING TO THE NEXT POND.
8. THERE SHALL BE NO DISCHARGE OF WATER INTO THE EXISTING DITCH ALONG FOX LEA DRIVE OR I-75.
9. IF DEWATERING IS REQUIRED THE SITE CONTRACTOR SHALL OBTAIN A DEWATERING PERMIT/APPROVAL FROM THE CITY OF VENICE AND THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT PRIOR TO DISCHARGING DEWATERING OFFSITE.

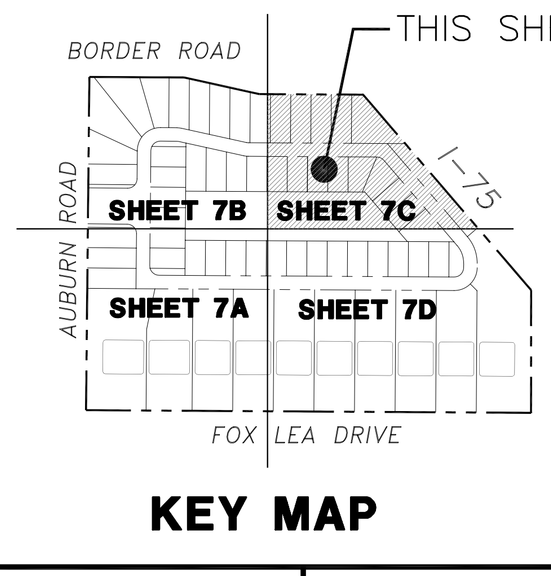
LEGEND

PROPOSED	EXISTING
W	WATER MAIN
F	FIRE MAIN
RUM	RECLAIM WATER MAIN
	REDUCER
	TEMPORARY BLOWOFF
	FIRE HYDRANT
	GATE VALVE (G.V. & BOX)
	FIRE DEPARTMENT CONNECTION
	DOUBLE CHECK ASSEMBLY
	WATER METER
SS	SANITARY SEWER LINE
SSFM	SANITARY SEWER FORCEMAIN
	SANITARY SEWER MANHOLE
	CLEAN OUT
	STORM DRAIN
	ROOF DRAIN
	GRATE INLET
	JUNCTION BOX
	EROSION CONTROL
	OUTFALL STRUCTURE
	MITERED END SECTION (M.E.S.)
	TOP OF BANK
	FENCE OR WALL
	EASEMENT OR SETBACK
	TRAFFIC FLOW ARROW
	HANDICAP PARKING SPACE
	H.P. OR CHANGE IN GRADE
UD	UNDERDRAIN
12.50	ELEVATION
	CONTOUR
GTE	GTE
P	U.G. ELECTRICAL LINE
G	GAS MAIN
	DETECTABLE WARNING

CONTRACTOR TO CALL "SUNSHINE" AT 1-800-432-4770, 48 hrs. PRIOR TO ANY CLEARING OR CONSTRUCTION FOR EXISTING UTILITY LOCATIONS.

NORTH

40 20 0 40 80
30 10
GRAPHIC SCALE



KEY MAP

DRAINAGE PLAN NOTES:

1. CONTRACTOR TO MAINTAIN DETENTION PONDS AND STORM DRAINAGE PIPES UNTIL ACCEPTED BY OWNER AND ENGINEER OF RECORD.
2. CONTRACTOR TO PROVIDE MAINTENANCE OF TRAFFIC ON AUBURN ROAD, EDMONDSON ROAD AND BORDER ROAD AS PER F.D.O.T. INDEX (SEE DETAIL).
3. ALL ISLANDS TO BE FILLED TO EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
4. SIDEWALKS (EXCEPT ALONG AUBURN ROAD) TO BE 5' WIDE AND 6" THICK WITH WWM OR FIBERMESH AT DRIVEWAY LOCATION AND HAVE A 2% CROSS SLOPE WITH 3,000 PSI @ 7 DAYS. SIDEWALK INSTALLED OUTSIDE OF DRIVEWAY LOCATION CAN BE 4" THICK.
5. CONTRACTOR TO REMOVE EROSION CONTROL UPON COMPLETION OF PROJECT AS DIRECTED BY ENGINEER OF RECORD.
6. CONTRACTOR TO PROVIDE F.D.O.T. TYPE "P" OR "J" STRUCTURE BOTTOM FOR ALL DRAINAGE INLETS TO ACCOMMODATE STORM DRAINAGE PIPE.
7. SINGLE FAMILY LOT GRADING TO COMPLY WITH GRADING TYPE "B" PLAN.
8. ALL PAVEMENT MARKINGS, EXCEPT PARKING STALLS, SHALL BE "ALKYD" THERMOPLASTICS 90 MIL. IN THICKNESS. ALL STOP BARS, PAVEMENT MARKINGS, ARROWS, PARKING STALLS ARE TO BE WHITE. ALL HANDICAP PARKING SPACES SHALL BE MARKED ACCORDING TO CITY OF VENICE REQUIREMENTS.
9. ALL HANDICAP RAMPS ARE TO BE EMBOSSED PER F.D.O.T. INDEX NO. 304, PAGE 1. SAW CUTTING GROOVES IS NON-CONFORMING.
10. THERE ARE TO BE NO FENCES OR LANDSCAPING INSTALLED WITHIN DRAINAGE SWALES.
11. CONTRACTOR TO PROVIDE AND INSTALL ALL NECESSARY EROSION CONTROL DEVICES TO PROTECT THE PROPOSED WORK UNTIL ACCEPTED BY THE CITY OF VENICE, PROPERTY OWNER AND PROFESSIONAL ENGINEERING RESOURCES, INC.. CONTRACTOR TO MAKE ANY NECESSARY REPAIRS TO PROPOSED WORK IF DAMAGED PRIOR TO ACCEPTANCE BY THE CITY OF VENICE, PROPERTY OWNER OR PROFESSIONAL ENGINEERING RESOURCES, INC.. SAID REPAIRS SHALL BE THE COST OF THE CONTRACTOR AND NOT THE PROPERTY OWNER.
12. PROPOSED 20' ACCESS, OPERATION AND MAINTENANCE EASEMENT TO BE TRAVESABLE BY MAINTENANCE EQUIPMENT AND PERSONNEL.

CLIENT:	PROJECT NAME: SEC. 3 TWP. 39S RNG. 19E	PROJECT NUMBER	NO.	DATE	BY	REVISIONS
MPS DEVELOPMENT AND CONSTRUCTION, LLC 625 N. TAMIAMI TRAIL VENICE, FL. 34285	CASSATA OAKS DRAINAGE PLAN	22-2568 SCALE 1"=40'	2	4-15-25	SAG	REVISED PLAN AS PER CITY COMMENTS.
			1	2-21-25	SAG	REVISED PLAN AS PER SWFWMD COMMENTS.

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PROFESSIONAL ENGINEERING RESOURCES, INC.
10225 ULMERTON ROAD, SUITE 4D, LARGO, FL. 33771
CIVIL ENGINEERS, PLANNERS, PERMIT EXPEDITORS (727) 408-5208
CERTIFICATE OF AUTHORIZATION NUMBER: 4401

DRAWING TYPE
■ PRELIMINARY
□ CONSTRUCTION
□ RECORD

DESIGNED BY: PVS | CHECKED BY: PVS
DRAWN BY: SAG | DATE: 8-15-24

PAUL V. SHERMA, STATE OF FLORIDA, PROFESSIONAL ENGINEER, LICENSE NO. 35628

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY PAUL V. SHERMA ON THE DATE INDICATED HERE USING A DIGITAL SIGNATURE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

APPROVED

PAUL V. SHERMA,REG. NO. 35628

SHEET NUMBER
7C

DRAINAGE PLAN NOTES:

1. CONTRACTOR TO MAINTAIN DETENTION PONDS AND STORM DRAINAGE PIPES UNTIL ACCEPTED BY OWNER AND ENGINEER OF RECORD.
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4. SIDEWALKS (EXCEPT ALONG AUBURN ROAD) TO BE 5' WIDE AND 6" THICK WITH WWM OR FIBERMESH AT DRIVEWAY LOCATION AND HAVE A 2% CROSS SLOPE WITH 3,000 PSI @ 7 DAYS. SIDEWALK INSTALLED OUTSIDE OF DRIVEWAY BY ENGINEER OF RECORD.
5. CONTRACTOR TO REMOVE EROSION CONTROL UPON COMPLETION OF PROJECT AS DIRECTED BY ENGINEER OF RECORD.
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B. FOX LEA DRIVE WILL NOT BE USED AS A CONSTRUCTION ENTRANCE.
C. DURING THE COURSE OF CONSTRUCTION, THE PROPERTY OWNER AND ITS CONTRACTORS SHALL NOT USE OR FLY DRONES OVER ANY PORTION OF THE SOUTHERN BOUNDARY OF THE SUBJECT PROPERTY.
D. DURING THE COURSE OF CONSTRUCTION, THE PROPERTY OWNER AND ITS CONTRACTORS SHALL NOT BURN ANY TRASH OR WASTE MATERIALS ON THE SUBJECT PROPERTY OR UTILIZE OPEN BURNING OF LAND CLEARING MATERIAL AND DEBRIS DURING ALL LAND DEVELOPMENT AND/OR CONSTRUCTION ACTIVITIES.
E. ALL WOOD CHIPPING WILL BE DONE ON THE NORTH ONE QUARTER OF THE PROPERTY TO MINIMIZE NOISE IMPACTS TO THE SOUTHERN PROPERTY.
F. THE DEVELOPER SHALL INSTALL A GROUND WATER LINER AT THE SOUTHERN SIDE OF THE PROPERTY SOUTH OF THE PROPOSED LAKES COMMENCING 2 FT. BELOW EXISTING GROUND LEVEL TO A DEPTH OF 12 FT. BELOW EXISTING GROUND LEVEL TO PREVENT NEGATIVE DRAW DOWN OF THE WATER TABLE SOUTH OF THE SUBJECT PROPERTY.
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H. NO STORMWATER OR OTHER DRAINAGE FROM THE DEVELOPED PROPERTY SHALL DISCHARGE INTO THE EXISTING DITCH THAT RUNS EAST-WEST WITHIN THE NORTHERN PORTION OF THE FOX LEA DRIVE RIGHT-OF-WAY. THE DEVELOPED PROPERTY BEING THAT AREA NORTH OF THE 3 FT. BERM AND 8 FT. WALL.

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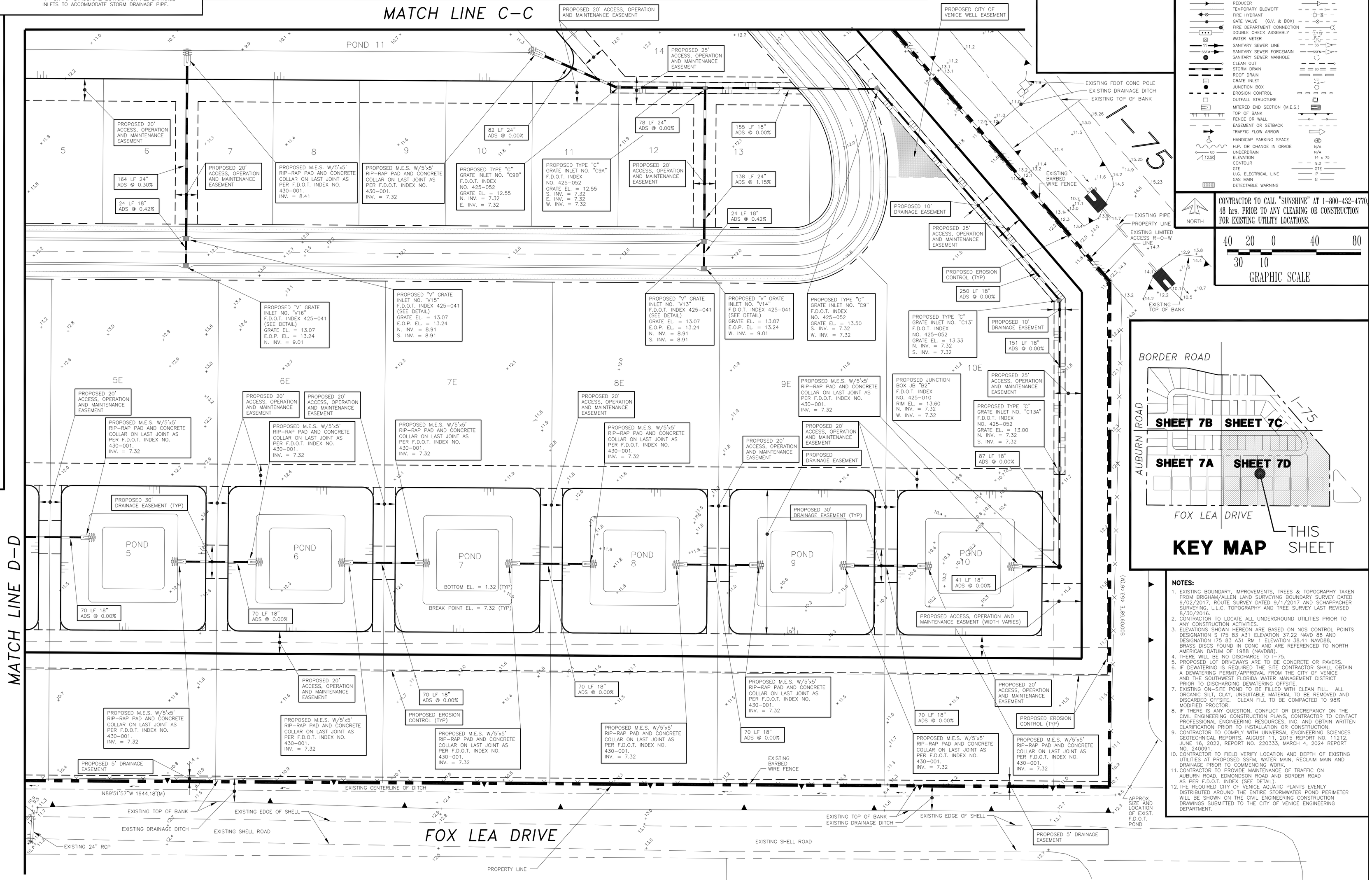

LEGEND

PROPOSED		EXISTING
W	WATER MAIN	W
F	FIRE MAIN	F
RUM	RECLAIM WATER MAIN	RUM
	REDUCER	
	TEMPORARY BLOWOFF	
	FIRE HYDRANT	
	GATE VALVE (G.V. & BOX)	
	FIRE DEPARTMENT CONNECTION	
	DOUBLE CHECK ASSEMBLY	
	WATER METER	
SS	SANITARY SEWER LINE	SS
SSFM	SANITARY SEWER FORCEMAIN	SSFM
	SANITARY SEWER MANHOLE	
	CLEAN OUT	
SD	STORM DRAIN	SD
	ROOF DRAIN	
	GRATE INLET	
	JUNCTION BOX	
	EROSION CONTROL	
	OUTFALL STRUCTURE	
	MITERED END SECTION (M.E.S.)	
TOP	TOP OF BANK	TOP
	FENCE OR WALL	
	EASEMENT OR SETBACK	
	TRAFFIC FLOW ARROW	
	HANDICAP PARKING SPACE	
	H.P. OR CHANGE IN GRADE	N/A
	UNDERDRAIN	N/A
12.50	ELEVATION	14 + 75
	CONTOUR	9.0
GTE	GTE	
U	U.G. ELECTRICAL LINE	P
G	GAS MAIN	G
	DETECTABLE WARNING	

NORTH

CONTRACTOR TO CALL "SUNSHINE" AT 1-800-432-4770, 48 hrs. PRIOR TO ANY CLEARING OR CONSTRUCTION FOR EXISTING UTILITY LOCATIONS.

40 20 0 40 80
30 10
GRAPHIC SCALE

KEY MAP

NOTES:

1. EXISTING BOUNDARY, IMPROVEMENTS, TREES & TOPOGRAPHY TAKEN FROM BRIGHAM/ALLEN LAND SURVEYING BOUNDARY SURVEY DATED 9/02/2017, ROUTE SURVEY DATED 9/1/2017 AND SCHAPPACHER SURVEYING, L.L.C. TOPOGRAPHY AND TREE SURVEY LAST REVISED 8/30/2016.
2. CONTRACTOR TO LOCATE ALL UNDERGROUND UTILITIES PRIOR TO ANY CONSTRUCTION ACTIVITIES.
3. ELEVATIONS SHOWN HEREON ARE BASED ON NGS CONTROL POINTS DESIGNATION S 175 83 A31 ELEVATION 37.22 NAVD 88 AND DESIGNATION I75 83 A31 RM 1 ELEVATION 38.41 NAVD88, BRASS DISCS FOUND IN CONC AND ARE REFERENCED TO NORTH AMERICAN DATUM OF 1988 (NAVD88).
4. THERE WILL BE NO DISCHARGE TO I-75.
5. PROPOSED LOT DRIVEWAYS ARE TO BE CONCRETE OR PAVERS.
6. IF DEWATERING IS REQUIRED THE SITE CONTRACTOR SHALL OBTAIN A DEWATERING PERMIT/APPROVAL FROM THE CITY OF VENICE AND THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT PRIOR TO DISCHARGING DEWATERING OFFSITE.
7. EXISTING ON-SITE POND TO BE FILLED WITH CLEAN FILL. ALL ORGANIC SILT, CLAY, UNSUITABLE MATERIAL TO BE REMOVED AND DISCARDED OFFSITE. CLEAN FILL TO BE COMPACTED TO 98% MODIFIED PROCTOR.
8. IF THERE IS ANY QUESTION, CONFLICT OR DISCREPANCY ON THE CIVIL ENGINEERING CONSTRUCTION PLANS, CONTRACTOR TO CONTACT PROFESSIONAL ENGINEERING RESOURCES, INC. AND OBTAIN WRITTEN CLARIFICATION PRIOR TO INSTALLATION OR CONSTRUCTION.
9. CONTRACTOR TO COMPLY WITH UNIVERSAL ENGINEERING SCIENCES GEOTECHNICAL REPORTS, AUGUST 11, 2015 REPORT NO. 11212, JUNE 16, 2022, REPORT NO. 220333, MARCH 4, 2024 REPORT NO. 240091.
10. CONTRACTOR TO FIELD VERIFY LOCATION AND DEPTH OF EXISTING UTILITIES AT PROPOSED SSFM, WATER MAIN, RECLAIM MAIN AND DRAINAGE PRIOR TO COMMENCING WORK.
11. CONTRACTOR TO PROVIDE MAINTENANCE OF TRAFFIC ON AUBURN ROAD, EDMONDSON ROAD AND BORDER ROAD AS PER F.D.O.T. INDEX (SEE DETAIL).
12. THE REQUIRED CITY OF VENICE AQUATIC PLANTS EVENLY DISTRIBUTED AROUND THE ENTIRE STORMWATER POND PERIMETER WILL BE SHOWN ON THE CIVIL ENGINEERING CONSTRUCTION DRAWINGS SUBMITTED TO THE CITY OF VENICE ENGINEERING DEPARTMENT.

CLIENT:
MPS DEVELOPMENT AND CONSTRUCTION, LLC
625 N. TAMIAMI TRAIL
VENICE, FL. 34285

PROJECT NAME: SEC. 3 TWP. 39S RNG. 19E
CASSATA OAKS
DRAINAGE PLAN

PROJECT NUMBER: 22-2568
SCALE: 1"=40'

NO.	DATE	BY	REVISIONS
3	4-15-25	SAG	REVISED PLAN AS PER CITY COMMENTS.
2	3-17-25	SAG	REVISED PLAN AS PER WETLAND.
1	2-21-25	SAG	REVISED PLAN AS PER SWFWMD COMMENTS.

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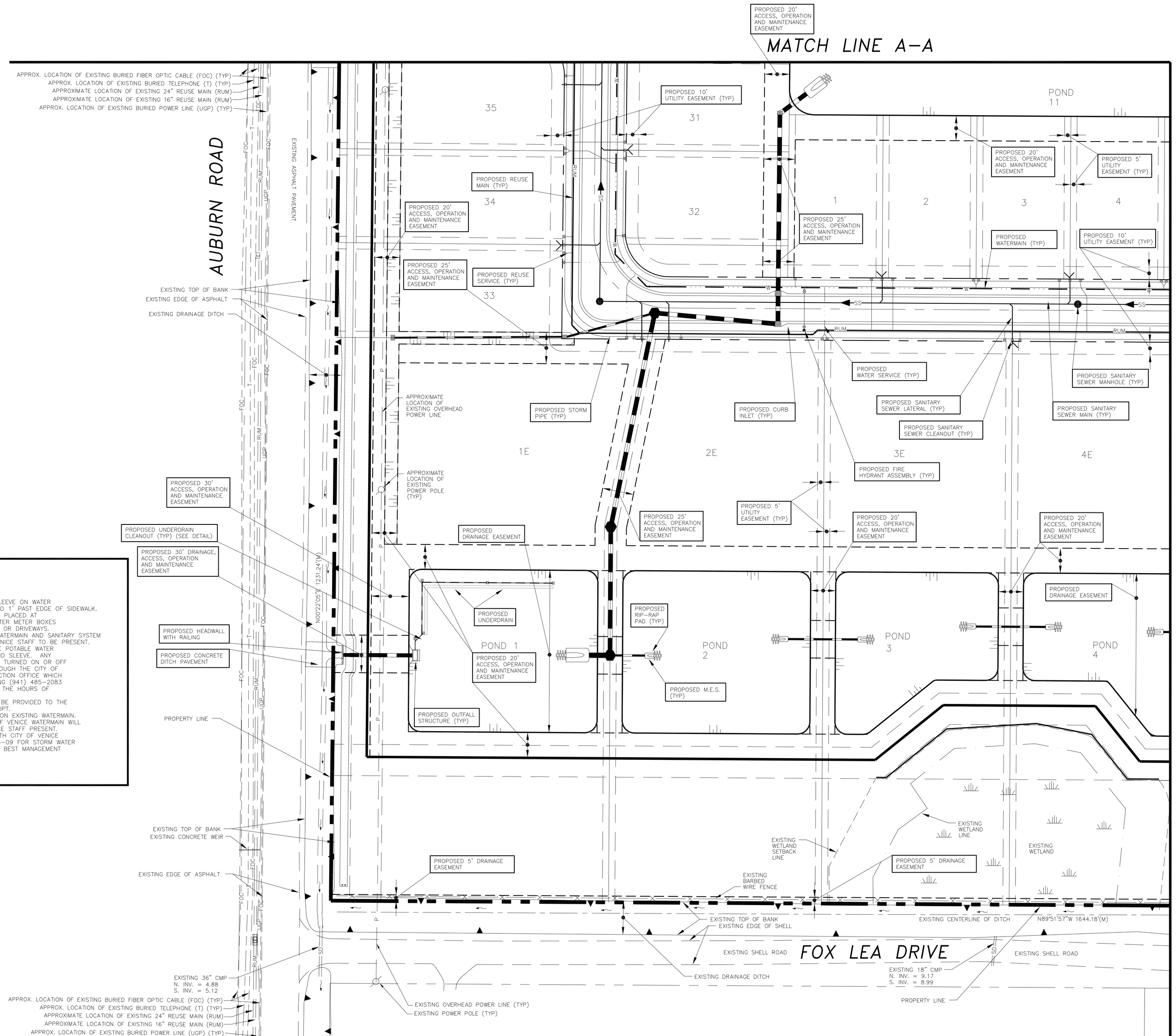
PROFESSIONAL ENGINEERING RESOURCES, INC.
10225 ULMERTON ROAD, SUITE 4D, LARGO, FL. 33771
CIVIL ENGINEERS, PLANNERS, PERMIT EXPEDITORS (727) 408-5208
CERTIFICATE OF AUTHORIZATION NUMBER: 4401

DRAWING TYPE
■ PRELIMINARY
□ CONSTRUCTION
□ RECORD

DESIGNED BY: PVS | CHECKED BY: PVS
DRAWN BY: SAG | DATE: 8-15-24
PAUL V. SHERMA, STATE OF FLORIDA, PROFESSIONAL ENGINEER, LICENSE NO. 35628
THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY PAUL V. SHERMA ON THE DATE INDICATED HERE USING A DIGITAL SIGNATURE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.
APPROVED
PAUL V. SHERMA,REG. NO. 35628

SHEET NUMBER: 7D



UTILITY NOTES:

1. CONTRACTOR TO PROVIDE SLEEVE ON WATER SERVICE FROM WATERMAIN TO 1' PAST EDGE OF SIDEWALK.
2. WATER METER BOXES TO BE PLACED AT RIGHT OF WAY LINE, NO WATER METER BOXES TO BE PLACED IN SIDEWALK OR DRIVEWAYS.
3. CONNECTION TO THE CITY WATERMAIN AND SANITARY SYSTEM WILL REQUIRE A CITY OF VENICE STAFF TO BE PRESENT.
4. CITY OF VENICE TO OPERATE POTABLE WATER VALVE AT TAPPING VALVE AND SLEEVE. ANY REQUEST FOR WATER TO BE TURNED ON OR OFF MUST BE COORDINATED THROUGH THE CITY OF VENICE DISTRIBUTION/COLLECTION OFFICE WHICH CAN BE REACHED BY CALLING (941) 485-2083 EXT. 225 OR 226 BETWEEN THE HOURS OF 8:00 A.M. AND 4:00 P.M.
5. COPY OF HRS PERMIT WILL BE PROVIDED TO THE CITY OF VENICE UPON RECEIPT.
6. CONTRACTOR TO MAKE TAP ON EXISTING WATERMAIN. CONNECTION TO THE CITY OF VENICE WATERMAIN WILL REQUIRE THE CITY OF VENICE STAFF PRESENT.
7. CONTRACTOR TO COMPLY WITH CITY OF VENICE ORDINANCES 95-12 AND 96-09 FOR STORM WATER POLLUTION PREVENTION AND BEST MANAGEMENT PRACTICES.

SITE CONTRACTOR SHALL COMPLY WITH ORDINANCE NO. 2024-25 FOR THE CASSATA OAKS PROJECT WITH REGARD TO SITE CONSTRUCTION AS PROVIDED BELOW:

A. ORDINANCE NO. 2024-25

CONSTRUCTION BEST MANAGEMENT PRACTICES WILL BE UTILIZED TO MINIMIZE IMPACT ON THE BUSINESS TO THE SOUTH KNOWN AS FOX LEA FARM INCLUDING THE FOLLOWING:

A. THE 3 FT. BERM AND 8 FT. WALL PARALLEL WITH THE SOUTHERN PROPERTY LINE WILL BE CONSTRUCTED PRIOR TO SITE CLEARING EXCEPT FOR THOSE AREAS NECESSARY TO OBTAIN ACCESS TO WORK AREAS.
B. FOX LEA DRIVE WILL NOT BE USED AS A CONSTRUCTION ENTRANCE.
C. DURING THE COURSE OF CONSTRUCTION, THE PROPERTY OWNER AND ITS CONTRACTORS SHALL NOT USE OR FLY DRONES OVER ANY PORTION OF THE SOUTHERN BOUNDARY OF THE SUBJECT PROPERTY.
D. DURING THE COURSE OF CONSTRUCTION, THE PROPERTY OWNER AND ITS CONTRACTORS SHALL NOT BURN ANY TRASH OR WASTE MATERIALS ON THE SUBJECT PROPERTY OR UTILIZE OPEN BURNING OF LAND CLEARING MATERIAL AND DEBRIS DURING ALL LAND DEVELOPMENT AND/OR CONSTRUCTION ACTIVITIES.
E. ALL WOOD CHIPPING WILL BE DONE ON THE NORTH ONE QUARTER OF THE PROPERTY TO MINIMIZE NOISE IMPACTS TO THE SOUTHERN PROPERTY.
F. THE DEVELOPER SHALL INSTALL A GROUND WATER LINER AT THE SOUTHERN SIDE OF THE PROPERTY SOUTH OF THE PROPOSED LAKES COMMENCING 2 FT. BELOW EXISTING GROUND LEVEL TO A DEPTH OF 12 FT. BELOW EXISTING GROUND LEVEL TO PREVENT NEGATIVE DRAW DOWN OF THE WATER TABLE SOUTH OF THE SUBJECT PROPERTY.
G. ONE POND WILL BE DUG AT A TIME.
H. NO STORMWATER OR OTHER DRAINAGE FROM THE DEVELOPED PROPERTY SHALL DISCHARGE INTO THE EXISTING DITCH THAT RUNS EAST-WEST WITHIN THE NORTHERN PORTION OF THE FOX LEA DRIVE RIGHT-OF-WAY. THE DEVELOPED PROPERTY BEING THAT AREA NORTH OF THE 3 FT. BERM AND 8 FT. WALL.

B. SITE CONSTRUCTION SEQUENCE

1. INSTALL SILT FENCE.
2. CLEAR FOR BERM AND WALL ON LOTS 1E-10E, GROUND WATER LINER AND POND 1.
3. INSTALL GROUND WATER LINER.
4. CONSTRUCT BERM ON LOTS 1E-10E AND EXCAVATE POND 1.
5. INSTALL WALL ON LOTS 1E-10E.
6. CLEAR REMAINDER OF SITE.
7. CONTRACTOR SHALL CONSTRUCT THE PONDS IN THE FOLLOWING SEQUENCE: POND 1, POND 10, POND 2, POND 9, POND 3, POND 8, POND 4, POND 7, POND 5, POND 6, AND POND 11. EACH POND SHALL BE TOTALLY COMPLETED PRIOR TO PROCEEDING TO THE NEXT POND.
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9. IF DEWATERING IS REQUIRED THE SITE CONTRACTOR SHALL OBTAIN A DEWATERING PERMIT/APPROVAL FROM THE CITY OF VENICE AND THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT PRIOR TO DISCHARGING DEWATERING OFFSITE.

LEGEND

PROPOSED	EXISTING
W	WATER MAIN
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RUM	RECLAIM WATER MAIN
	REDUCER
	TEMPORARY BLOWOFF
	FIRE HYDRANT
	GATE VALVE (G.V. & BOX)
	FIRE DEPARTMENT CONNECTION
	DOUBLE CHECK ASSEMBLY
	WATER METER
SS	SANITARY SEWER LINE
SSFM	SANITARY SEWER FORCEMAIN
	SANITARY SEWER MANHOLE
	CLEAN OUT
SD	STORM DRAIN
	ROOF DRAIN
	GRATE INLET
	JUNCTION BOX
	EROSION CONTROL
	OUTFALL STRUCTURE
	MITERED END SECTION (M.E.S.)
TOP BANK	TOP OF BANK
	FENCE OR WALL
	EASEMENT OR SETBACK
	TRAFFIC FLOW ARROW
	HANDICAP PARKING SPACE
	H.P. OR CHANGE IN GRADE
UD	UNDERDRAIN
12.50	ELEVATION
	CONTOUR
OTE	OTE
P	U.G. ELECTRICAL LINE
G	GAS MAIN
	DETECTABLE WARNING

EXISTING
N/A
N/A
14 x 75
9.0

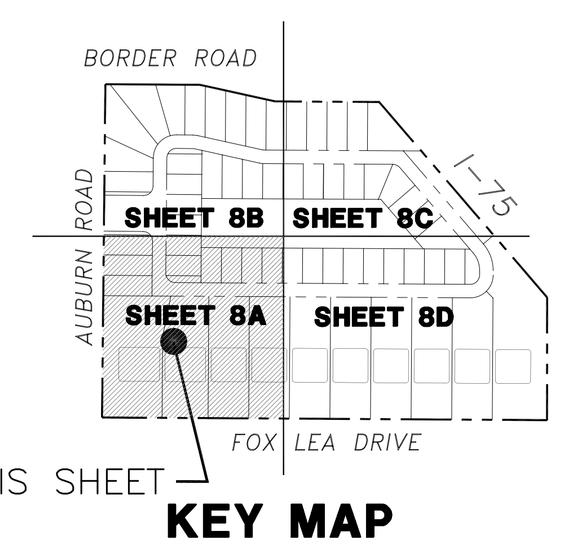
CONTRACTOR TO CALL "SUNSHINE" AT 1-800-432-4770, 48 hrs. PRIOR TO ANY CLEARING OR CONSTRUCTION FOR EXISTING UTILITY LOCATIONS.

NORTH

40 20 0 40 80
30 10
GRAPHIC SCALE

NOTES:

1. EXISTING BOUNDARY, IMPROVEMENTS, TREES & TOPOGRAPHY TAKEN FROM BRIGHAM/ALLEN LAND SURVEYING BOUNDARY SURVEY DATED 9/02/2017, ROUTE SURVEY DATED 9/1/2017 AND SCHAPPACHER SURVEYING, L.L.C. TOPOGRAPHY AND TREE SURVEY LAST REVISED 8/30/2016.
2. CONTRACTOR TO LOCATE ALL UNDERGROUND UTILITIES PRIOR TO ANY CONSTRUCTION ACTIVITIES.
3. ELEVATIONS SHOWN HEREON ARE BASED ON NGS CONTROL POINTS DESIGNATION S 175 83 A31 ELEVATION 37.22 NAVD 88 AND DESIGNATION I75 83 A31 RM 1 ELEVATION 38.41 NAVD88, BRASS DISCS FOUND IN CONC AND ARE REFERENCED TO NORTH AMERICAN DATUM OF 1988 (NAVD88).
4. THERE WILL BE NO DISCHARGE TO I-75.
5. PROPOSED LOT DRIVEWAYS ARE TO BE CONCRETE OR PAVERS.
6. IF DEWATERING IS REQUIRED THE SITE CONTRACTOR SHALL OBTAIN A DEWATERING PERMIT/APPROVAL FROM THE CITY OF VENICE AND THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT PRIOR TO DISCHARGING DEWATERING OFFSITE.
7. EXISTING ON-SITE POND TO BE FILLED WITH CLEAN FILL. ALL ORGANIC SILT, CLAY, UNSUITABLE MATERIAL TO BE REMOVED AND DISCARDED OFFSITE. CLEAN FILL TO BE COMPACTED TO 98% MODIFIED PROCTOR.
8. IF THERE IS ANY QUESTION, CONFLICT OR DISCREPANCY ON THE CIVIL ENGINEERING CONSTRUCTION PLANS, CONTRACTOR TO CONTACT PROFESSIONAL ENGINEERING RESOURCES, INC. AND OBTAIN WRITTEN CLARIFICATION PRIOR TO INSTALLATION OR CONSTRUCTION.
9. CONTRACTOR TO COMPLY WITH UNIVERSAL ENGINEERING SCIENCES GEOTECHNICAL REPORTS, AUGUST 11, 2015 REPORT NO. 11212, JUNE 16, 2022, REPORT NO. 220333, MARCH 4, 2024 REPORT NO. 240091.
10. CONTRACTOR TO FIELD VERIFY LOCATION AND DEPTH OF EXISTING UTILITIES AT PROPOSED SSFM, WATER MAIN, RECLAIM MAIN AND DRAINAGE PRIOR TO COMMENCING WORK.
11. CONTRACTOR TO PROVIDE MAINTENANCE OF TRAFFIC ON AUBURN ROAD, EDMONDSON ROAD AND BORDER ROAD AS PER F.D.O.T. INDEX (SEE DETAIL).



KEY MAP

CLIENT:
MPS DEVELOPMENT AND CONSTRUCTION, LLC
625 N. TAMIAMI TRAIL
VENICE, FL. 34285

PROJECT NAME: SEC. 3 TWP. 39S RNG. 19E

CASSATA OAKS
MASTER UTILITY PLAN

PROJECT NUMBER: 22-2568
SCALE: 1"=40'

NO.	DATE	BY	REVISIONS
3	4-15-25	SAG	REVISED PLAN AS PER CITY COMMENTS.
2	3-17-25	SAG	REVISED PLAN AS PER WETLAND.
1	2-21-25	SAG	REVISED PLAN AS PER SWFWMD COMMENTS.

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PROFESSIONAL ENGINEERING RESOURCES, INC.
10225 ULMERTON ROAD, SUITE 4D, LARGO, FL. 33771
CIVIL ENGINEERS, PLANNERS, PERMIT EXPEDITORS (727) 408-5208
CERTIFICATE OF AUTHORIZATION NUMBER: 4401

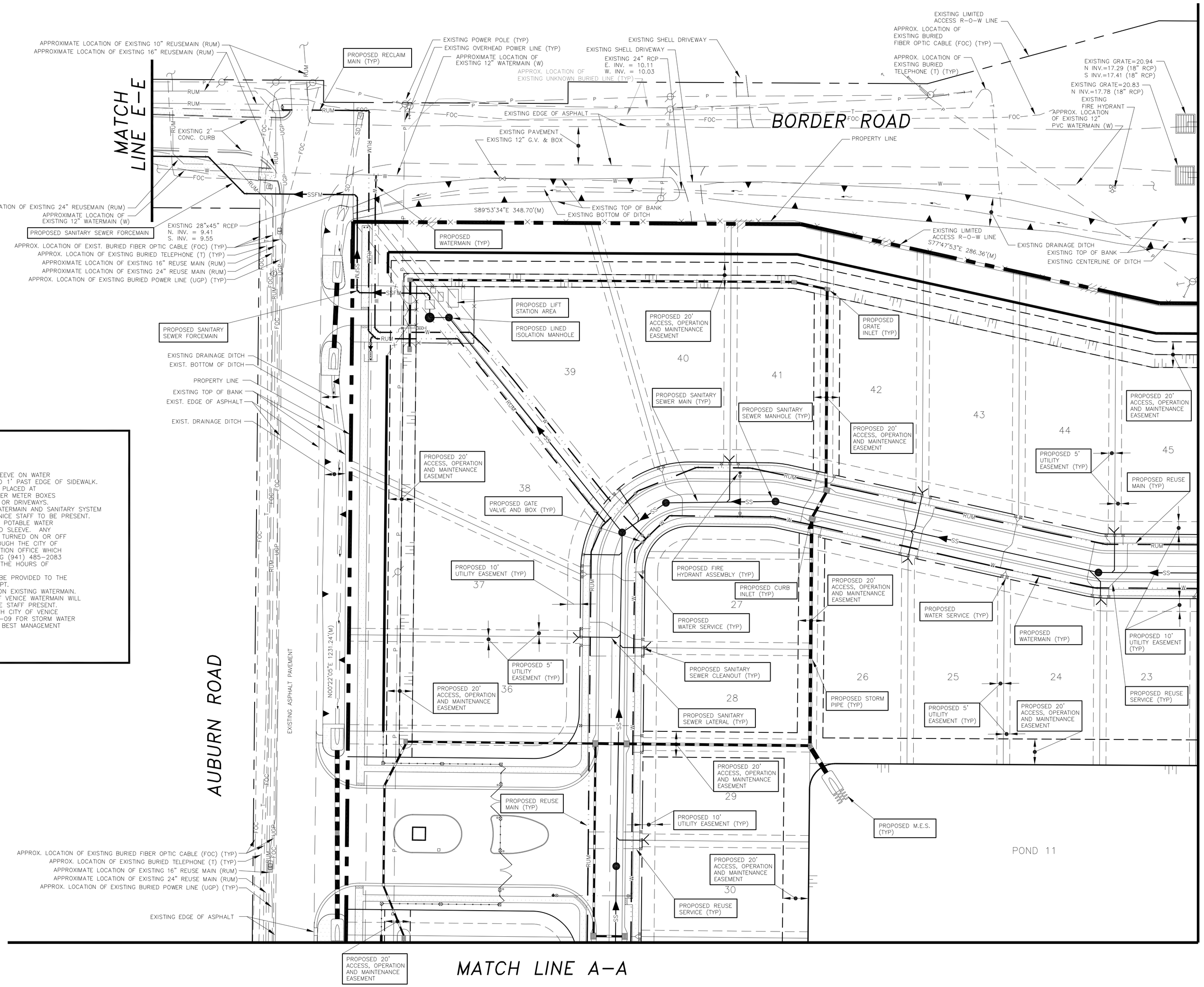
DRAWING TYPE
■ PRELIMINARY
□ CONSTRUCTION
□ RECORD

DESIGNED BY: PVS | CHECKED BY: PVS
DRAWN BY: SAG | DATE: 8-15-24

PAUL V. SHERMA, STATE OF FLORIDA, PROFESSIONAL ENGINEER, LICENSE NO. 35628
THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY PAUL V. SHERMA ON THE DATE INDICATED HERE USING A DIGITAL SIGNATURE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

APPROVED
PAUL V. SHERMA, REG. NO. 35628

SHEET NUMBER: 8A



UTILITY NOTES:

1. CONTRACTOR TO PROVIDE SLEEVE ON WATER SERVICE FROM WATERMAIN TO 1' PAST EDGE OF SIDEWALK.
2. WATER METER BOXES TO BE PLACED AT RIGHT OF WAY LINE, NO WATER METER BOXES TO BE PLACED IN SIDEWALK OR DRIVEWAYS.
3. CONNECTION TO THE CITY WATERMAIN AND SANITARY SYSTEM WILL REQUIRE A CITY OF VENICE STAFF TO BE PRESENT.
4. CITY OF VENICE TO OPERATE POTABLE WATER VALVE AT TAPPING VALVE AND SLEEVE. ANY REQUEST FOR WATER TO BE TURNED ON OR OFF MUST BE COORDINATED THROUGH THE CITY OF VENICE DISTRIBUTION/COLLECTION OFFICE WHICH CAN BE REACHED BY CALLING (941) 485-2083 EXT. 225 OR 226 BETWEEN THE HOURS OF 8:00 A.M. AND 4:00 P.M.
5. COPY OF HRS PERMIT WILL BE PROVIDED TO THE CITY OF VENICE UPON RECEIPT.
6. CONTRACTOR TO MAKE TAP ON EXISTING WATERMAIN. CONNECTION TO THE CITY OF VENICE WATERMAIN WILL REQUIRE THE CITY OF VENICE STAFF PRESENT.
7. CONTRACTOR TO COMPLY WITH CITY OF VENICE ORDINANCES 95-12 AND 96-09 FOR STORM WATER POLLUTION PREVENTION AND BEST MANAGEMENT PRACTICES.

SITE CONTRACTOR SHALL COMPLY WITH ORDINANCE NO. 2024-25 FOR THE CASSATA OAKS PROJECT WITH REGARD TO SITE CONSTRUCTION AS PROVIDED BELOW:

A. ORDINANCE NO. 2024-25

CONSTRUCTION BEST MANAGEMENT PRACTICES WILL BE UTILIZED TO MINIMIZE IMPACT ON THE BUSINESS TO THE SOUTH KNOWN AS FOX LEA FARM INCLUDING THE FOLLOWING:

A. THE 3 FT. BERM AND 8 FT. WALL PARALLEL WITH THE SOUTHERN PROPERTY LINE WILL BE CONSTRUCTED PRIOR TO SITE CLEARING EXCEPT FOR THOSE AREAS NECESSARY TO OBTAIN ACCESS TO WORK AREAS.
B. FOX LEA DRIVE WILL NOT BE USED AS A CONSTRUCTION ENTRANCE.
C. DURING THE COURSE OF CONSTRUCTION, THE PROPERTY OWNER AND ITS CONTRACTORS SHALL NOT USE OR FLY DRONES OVER ANY PORTION OF THE SOUTHERN BOUNDARY OF THE SUBJECT PROPERTY.
D. DURING THE COURSE OF CONSTRUCTION, THE PROPERTY OWNER AND ITS CONTRACTORS SHALL NOT BURN ANY TRASH OR WASTE MATERIALS ON THE SUBJECT PROPERTY OR UTILIZE OPEN BURNING OF LAND CLEARING MATERIAL AND DEBRIS DURING ALL LAND DEVELOPMENT AND/OR CONSTRUCTION ACTIVITIES.
E. ALL WOOD CHIPPING WILL BE DONE ON THE NORTH ONE QUARTER OF THE PROPERTY TO MINIMIZE NOISE IMPACTS TO THE SOUTHERN PROPERTY.
F. THE DEVELOPER SHALL INSTALL A GROUND WATER LINER AT THE SOUTHERN SIDE OF THE PROPERTY SOUTH OF THE PROPOSED LAKES COMMENCING 2 FT. BELOW EXISTING GROUND LEVEL TO A DEPTH OF 12 FT. BELOW EXISTING GROUND LEVEL TO PREVENT NEGATIVE DRAW DOWN OF THE WATER TABLE SOUTH OF THE SUBJECT PROPERTY.
G. ONE POND WILL BE DUG AT A TIME.
H. NO STORMWATER OR OTHER DRAINAGE FROM THE DEVELOPED PROPERTY SHALL DISCHARGE INTO THE EXISTING DITCH THAT RUNS EAST-WEST WITHIN THE NORTHERN PORTION OF THE FOX LEA DRIVE RIGHT-OF-WAY. THE DEVELOPED PROPERTY BEING THAT AREA NORTH OF THE 3 FT. BERM AND 8 FT. WALL.

B. SITE CONSTRUCTION SEQUENCE

1. INSTALL SILT FENCE.
2. CLEAR FOR BERM AND WALL ON LOTS 1E-10E, GROUND WATER LINER AND POND 1.
3. INSTALL GROUND WATER LINER.
4. CONSTRUCT BERM ON LOTS 1E-10E AND EXCAVATE POND 1.
5. INSTALL WALL ON LOTS 1E-10E.
6. CLEAR REMAINDER OF SITE.
7. CONTRACTOR SHALL CONSTRUCT THE PONDS IN THE FOLLOWING SEQUENCE:
   POND 1, POND 10, POND 2, POND 9, POND 3, POND 8, POND 4, POND 7, POND 5, POND 6, AND POND 11.
   EACH POND SHALL BE TOTALLY COMPLETED PRIOR TO PROCEEDING TO THE NEXT POND.
8. THERE SHALL BE NO DISCHARGE OF WATER INTO THE EXISTING DITCH ALONG FOX LEA DRIVE OR I-75.
9. IF DEWATERING IS REQUIRED THE SITE CONTRACTOR SHALL OBTAIN A DEWATERING PERMIT/APPROVAL FROM THE CITY OF VENICE AND THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT PRIOR TO DISCHARGING DEWATERING OFFSITE.

LEGEND

PROPOSED	EXISTING
W	WATER MAIN
F	FIRE MAIN
RUM	RECLAIM WATER MAIN
	REDUCER
	TEMPORARY BLOWOFF
	FIRE HYDRANT
	GATE VALVE (G.V. & BOX)
	FIRE DEPARTMENT CONNECTION
	DOUBLE CHECK ASSEMBLY
	WATER METER
SS	SANITARY SEWER LINE
SSFM	SANITARY SEWER FORCEMAIN
	SANITARY SEWER MANHOLE
	CLEAN OUT
SD	STORM DRAIN
	ROOF DRAIN
	GRATE INLET
	JUNCTION BOX
	EROSION CONTROL
	OUTFALL STRUCTURE
	MITERED END SECTION (M.E.S.)
TOP BOT TOP	TOP OF BANK
	FENCE OR WALL
	EASEMENT OR SETBACK
	TRAFFIC FLOW ARROW
	HANDICAP PARKING SPACE
	H.P. OR CHANGE IN GRADE
UD	UNDERDRAIN
12.50	ELEVATION
	CONTOUR
	GTE
	U.G. ELECTRICAL LINE
	GAS MAIN
	DETECTABLE WARNING

CONTRACTOR TO CALL "SUNSHINE" AT 1-800-432-4770, 48 hrs. PRIOR TO ANY CLEARING OR CONSTRUCTION FOR EXISTING UTILITY LOCATIONS.

NORTH

40 20 0 40 80
30 10
GRAPHIC SCALE

NOTES:

1. EXISTING BOUNDARY, IMPROVEMENTS, TREES & TOPOGRAPHY TAKEN FROM BRIGHAM/ALLEN LAND SURVEYING BOUNDARY SURVEY DATED 9/02/2017, ROUTE SURVEY DATED 9/1/2017 AND SCHAPPACHER SURVEYING, L.L.C. TOPOGRAPHY AND TREE SURVEY LAST REVISED 8/30/2016.
2. CONTRACTOR TO LOCATE ALL UNDERGROUND UTILITIES PRIOR TO ANY CONSTRUCTION ACTIVITIES.
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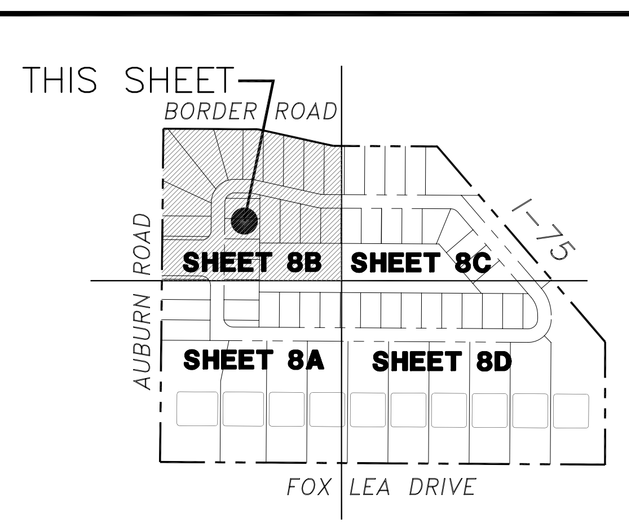

KEY MAP

CLIENT:	PROJECT NAME: SEC. 3 TWP. 39S RNG. 19E	PROJECT NUMBER	NO.	DATE	BY	REVISIONS
MPS DEVELOPMENT AND CONSTRUCTION, LLC 625 N. TAMIAMI TRAIL VENICE, FL. 34285	CASSATA OAKS MASTER UTILITY PLAN	22-2568 SCALE 1"=40'	2	4-15-25	SAG	REVISED PLAN AS PER CITY COMMENTS.
			1	2-21-25	SAG	REVISED PLAN AS PER SWFWMD COMMENTS.

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CIVIL ENGINEERS, PLANNERS, PERMIT EXPEDITORS (727) 408-5208
CERTIFICATE OF AUTHORIZATION NUMBER: 4401

DRAWING TYPE
■ PRELIMINARY
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□ RECORD

DESIGNED BY: PVS | CHECKED BY: PVS
DRAWN BY: SAG | DATE: 8-15-24
PAUL V. SHERMA, STATE OF FLORIDA, PROFESSIONAL ENGINEER, LICENSE NO. 35628
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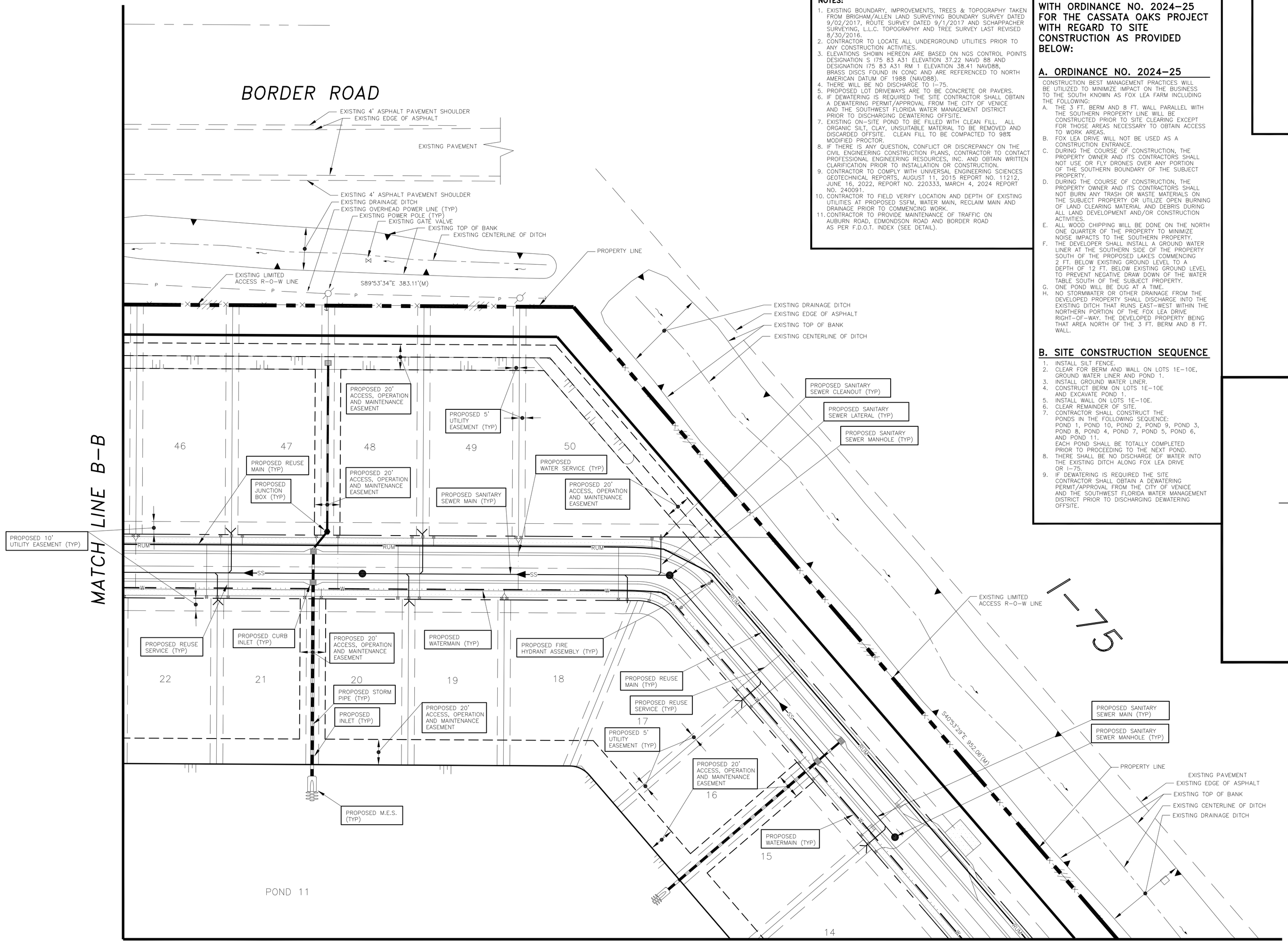
PAUL V. SHERMA,REG. NO. 35628

SHEET NUMBER
8B



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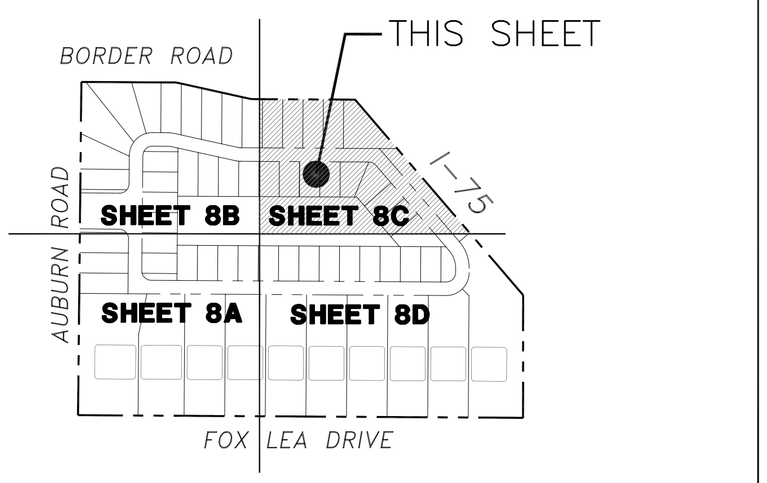
LEGEND

PROPOSED		EXISTING
—W—	WATER MAIN	—W—
—F—	FIRE MAIN	—F—
—RUM—	RECLAIM WATER MAIN	—RUM—
	REDUCER	
	TEMPORARY BLOWOFF	
	FIRE HYDRANT	
	GATE VALVE (G.V. & BOX)	
	FIRE DEPARTMENT CONNECTION	
	DOUBLE CHECK ASSEMBLY	
	WATER METER	
SS	SANITARY SEWER LINE	SS
SSFM	SANITARY SEWER FORCEMAIN	SSFM
	SANITARY SEWER MANHOLE	
	CLEAN OUT	
	STORM DRAIN	SD
	ROOF DRAIN	
	GRATE INLET	
	JUNCTION BOX	
	EROSION CONTROL	
	OUTFALL STRUCTURE	
	MITERED END SECTION (M.E.S.)	
TOP TOP	TOP OF BANK	
	FENCE OR WALL	
	EASEMENT OR SETBACK	
	TRAFFIC FLOW ARROW	
	HANDICAP PARKING SPACE	
	H.P. OR CHANGE IN GRADE	N/A
UD	UNDERDRAIN	N/A
12.50	ELEVATION	14 x 75
	CONTOUR	9.0
	GTE	GTE
	U.G. ELECTRICAL LINE	P
	GAS MAIN	G
	DETECTABLE WARNING	

CONTRACTOR TO CALL "SUNSHINE" AT 1-800-432-4770, 48 hrs. PRIOR TO ANY CLEARING OR CONSTRUCTION FOR EXISTING UTILITY LOCATIONS.

NORTH

40 20 0 40 80
30 10
GRAPHIC SCALE



KEY MAP

UTILITY NOTES:

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5. COPY OF HRS PERMIT WILL BE PROVIDED TO THE CITY OF VENICE UPON RECEIPT.
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CLIENT:	PROJECT NAME: SEC. 3 TWP. 39S RNG. 19E	PROJECT NUMBER
MPS DEVELOPMENT AND CONSTRUCTION, LLC 625 N. TAMIAMI TRAIL VENICE, FL. 34285	CASSATA OAKS MASTER UTILITY PLAN	22-2568 SCALE 1"=40'

NO.	DATE	BY	REVISIONS
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CIVIL ENGINEERS, PLANNERS, PERMIT EXPEDITORS (727) 408-5208
CERTIFICATE OF AUTHORIZATION NUMBER: 4401

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□ RECORD

DESIGNED BY: PVS | CHECKED BY: PVS
DRAWN BY: SAG | DATE: 8-15-24

PAUL V. SHERMA, STATE OF FLORIDA, PROFESSIONAL ENGINEER, LICENSE NO. 35628

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APPROVED

PAUL V. SHERMA,REG. NO. 35628

SHEET NUMBER
8C

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B. FOX LEA DRIVE WILL NOT BE USED AS A CONSTRUCTION ENTRANCE.
C. DURING THE COURSE OF CONSTRUCTION, THE PROPERTY OWNER AND ITS CONTRACTORS SHALL NOT USE OR FLY DRONES OVER ANY PORTION OF THE SOUTHERN BOUNDARY OF THE SUBJECT PROPERTY.
D. DURING THE COURSE OF CONSTRUCTION, THE PROPERTY OWNER AND ITS CONTRACTORS SHALL NOT BURN ANY TRASH OR WASTE MATERIALS ON THE SUBJECT PROPERTY OR UTILIZE OPEN BURNING OF LAND CLEARING MATERIAL AND DEBRIS DURING ALL LAND DEVELOPMENT AND/OR CONSTRUCTION ACTIVITIES.
E. ALL WOOD CHIPPING WILL BE DONE ON THE NORTH ONE QUARTER OF THE PROPERTY TO MINIMIZE NOISE IMPACTS TO THE SOUTHERN PROPERTY.
F. THE DEVELOPER SHALL INSTALL A GROUND WATER LINER AT THE SOUTHERN SIDE OF THE PROPERTY SOUTH OF THE PROPOSED LAKES COMMENCING 2 FT. BELOW EXISTING GROUND LEVEL TO A DEPTH OF 12 FT. BELOW EXISTING GROUND LEVEL TO PREVENT NEGATIVE DRAW DOWN OF THE WATER TABLE SOUTH OF THE SUBJECT PROPERTY.
G. ONE POND WILL BE DUG AT A TIME.
H. NO STORMWATER OR OTHER DRAINAGE FROM THE DEVELOPED PROPERTY SHALL DISCHARGE INTO THE EXISTING DITCH THAT RUNS EAST-WEST WITHIN THE NORTHERN PORTION OF THE FOX LEA DRIVE RIGHT-OF-WAY. THE DEVELOPED PROPERTY BEING THAT AREA NORTH OF THE 3 FT. BERM AND 8 FT. WALL.

B. SITE CONSTRUCTION SEQUENCE

1. INSTALL SILT FENCE.
2. CLEAR FOR BERM AND WALL ON LOTS 1E-10E, GROUND WATER LINER AND POND 1.
3. INSTALL GROUND WATER LINER.
4. CONSTRUCT BERM ON LOTS 1E-10E AND EXCAVATE POND 1.
5. INSTALL WALL ON LOTS 1E-10E.
6. CLEAR REMAINDER OF SITE.
7. CONTRACTOR SHALL CONSTRUCT THE PONDS IN THE FOLLOWING SEQUENCE: POND 1, POND 10, POND 2, POND 9, POND 3, POND 8, POND 4, POND 7, POND 5, POND 6, AND POND 11. EACH POND SHALL BE TOTALLY COMPLETED PRIOR TO PROCEEDING TO THE NEXT POND.
8. THERE SHALL BE NO DISCHARGE OF WATER INTO THE EXISTING DITCH ALONG FOX LEA DRIVE OR I-75.
9. IF DEWATERING IS REQUIRED THE SITE CONTRACTOR SHALL OBTAIN A DEWATERING PERMIT/APPROVAL FROM THE CITY OF VENICE AND THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT PRIOR TO DISCHARGING DEWATERING OFFSITE.

MATCH LINE C-C

MATCH LINE D-D

POND 11

PROPOSED 25' ACCESS, OPERATION AND MAINTENANCE EASEMENT

PROPOSED FIRE HYDRANT ASSEMBLY (TYP)

PROPOSED REUSE MAIN (TYP)

PROPOSED CITY OF VENICE WELL EASEMENT

PROPOSED 20' ACCESS, OPERATION AND MAINTENANCE EASEMENT

PROPOSED STORM PIPE (TYP)

PROPOSED 5' UTILITY EASEMENT (TYP)

PROPOSED M.E.S. (TYP)

PROPOSED INLET (TYP)

PROPOSED GATE VALVE AND BOX (TYP)

PROPOSED 10' UTILITY EASEMENT (TYP)

PROPOSED WATERMAIN (TYP)

EXISTING FDOT CONC POLE

EXISTING DRAINAGE DITCH

EXISTING TOP OF BANK

EXISTING BARBED WIRE FENCE

PROPOSED 25' ACCESS, OPERATION AND MAINTENANCE EASEMENT

EXISTING PIPE

PROPERTY LINE

EXISTING LIMITED ACCESS R-O-W LINE

EXISTING TOP OF BANK

PROPOSED CURB INLET (TYP)

PROPOSED REUSE SERVICE (TYP)

PROPOSED REUSE MAIN (TYP)

PROPOSED 10' UTILITY EASEMENT (TYP)

PROPOSED WATER SERVICE (TYP)

PROPOSED SANITARY SEWER LATERAL (TYP)

PROPOSED SANITARY SEWER CLEANOUT (TYP)

PROPOSED REUSE SERVICE (TYP)

PROPOSED REUSE MAIN (TYP)

PROPOSED SANITARY SEWER MANHOLE (TYP)

PROPOSED SANITARY SEWER MAIN (TYP)

PROPOSED 5' UTILITY EASEMENT (TYP)

PROPOSED 20' ACCESS, OPERATION AND MAINTENANCE EASEMENT

PROPOSED DRAINAGE EASEMENT

PROPOSED 20' ACCESS, OPERATION AND MAINTENANCE EASEMENT

PROPOSED ACCESS, OPERATION AND MAINTENANCE EASEMENT (WIDTH VARIES)

PROPOSED 20' ACCESS, OPERATION AND MAINTENANCE EASEMENT

POND 5

POND 6

POND 7

POND 8

POND 9

POND 10

PROPOSED 20' ACCESS, OPERATION AND MAINTENANCE EASEMENT

PROPOSED 5' DRAINAGE EASEMENT

N89°51'57"W 1644.18'(M)

EXISTING CENTERLINE OF DITCH

EXISTING TOP OF BANK

EXISTING EDGE OF SHELL

EXISTING DRAINAGE DITCH

EXISTING SHELL ROAD

EXISTING 24" RCP

FOX LEA DRIVE

PROPERTY LINE

EXISTING BARBED WIRE FENCE

EXISTING TOP OF BANK

EXISTING DRAINAGE DITCH

EXISTING EDGE OF SHELL

EXISTING SHELL ROAD

PROPOSED 5' DRAINAGE EASEMENT

APPROX. SIZE, AND LOCATION OF EXIST. F.D.O.T. POND

S00°09'58"E 1453.46'(M)

I-75

LEGEND

PROPOSED		EXISTING
—W—	WATER MAIN	—W—
—F—	FIRE MAIN	—F—
—RUM—	RECLAIM WATER MAIN	—RUM—
	REDUCER	
	TEMPORARY BLOWOFF	
	FIRE HYDRANT	
	GATE VALVE (G.V. & BOX)	
	FIRE DEPARTMENT CONNECTION	
	DOUBLE CHECK ASSEMBLY	
	WATER METER	
—SS—	SANITARY SEWER LINE	—SS—
—SSFM—	SANITARY SEWER FORCEMAIN	—SSFM—
	SANITARY SEWER MANHOLE	
	CLEAN OUT	
	STORM DRAIN	—SD—
	ROOF DRAIN	
	GRATE INLET	
	JUNCTION BOX	
	EROSION CONTROL	
	OUTFALL STRUCTURE	
	MITERED END SECTION (M.E.S.)	
TOP TOP	TOP OF BANK	
	FENCE OR WALL	
	EASEMENT OR SETBACK	
	TRAFFIC FLOW ARROW	
	HANDICAP PARKING SPACE	
	H.P. OR CHANGE IN GRADE	N/A
UD	UNDERDRAIN	N/A
12.50	ELEVATION	14 x 75
	CONTOUR	9.0
	GTE	GTE
	U.G. ELECTRICAL LINE	P
	GAS MAIN	G
	DETECTABLE WARNING	

NORTH

CONTRACTOR TO CALL "SUNSHINE" AT 1-800-432-4770, 48 hrs. PRIOR TO ANY CLEARING OR CONSTRUCTION FOR EXISTING UTILITY LOCATIONS.

40 20 0 40 80

30 10

GRAPHIC SCALE

BORDER ROAD

AUBURN ROAD

I-75

SHEET 8B SHEET 8C

SHEET 8A SHEET 8D

FOX LEA DRIVE

THIS SHEET

KEY MAP

NOTES:

1. EXISTING BOUNDARY, IMPROVEMENTS, TREES & TOPOGRAPHY TAKEN FROM BRIGHAM/ALLEN LAND SURVEYING BOUNDARY SURVEY DATED 9/02/2017, ROUTE SURVEY DATED 9/1/2017 AND SCHAPPACHER SURVEYING, L.L.C. TOPOGRAPHY AND TREE SURVEY LAST REVISED 8/30/2016.
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7. EXISTING ON-SITE POND TO BE FILLED WITH CLEAN FILL. ALL ORGANIC SILT, CLAY, UNSUITABLE MATERIAL TO BE REMOVED AND DISCARDED OFFSITE. CLEAN FILL TO BE COMPACTED TO 98% MODIFIED PROCTOR.
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11. CONTRACTOR TO PROVIDE MAINTENANCE OF TRAFFIC ON AUBURN ROAD, EDMONDSON ROAD AND BORDER ROAD AS PER F.D.O.T. INDEX (SEE DETAIL).

CLIENT:
MPS DEVELOPMENT AND CONSTRUCTION, LLC
625 N. TAMIAMI TRAIL
VENICE, FL. 34285

PROJECT NAME: SEC. 3 TWP. 39S RNG. 19E

CASSATA OAKS
MASTER UTILITY PLAN

PROJECT NUMBER: 22-2568

SCALE: 1"=40'

NO.	DATE	BY	REVISIONS
3	4-15-25	SAG	REVISED PLAN AS PER CITY COMMENTS.
2	3-17-25	SAG	REVISED PLAN AS PER WETLAND.
1	2-21-25	SAG	REVISED PLAN AS PER SWFWMD COMMENTS.

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PROFESSIONAL ENGINEERING RESOURCES, INC.
10225 ULMERTON ROAD, SUITE 4D, LARGO, FL. 33771
CIVIL ENGINEERS, PLANNERS, PERMIT EXPEDITORS (727) 408-5208
CERTIFICATE OF AUTHORIZATION NUMBER: 4401

DRAWING TYPE
- ■ PRELIMINARY
- □ CONSTRUCTION
- □ RECORD

DESIGNED BY: PVS | CHECKED BY: PVS
DRAWN BY: SAG | DATE: 8-15-24

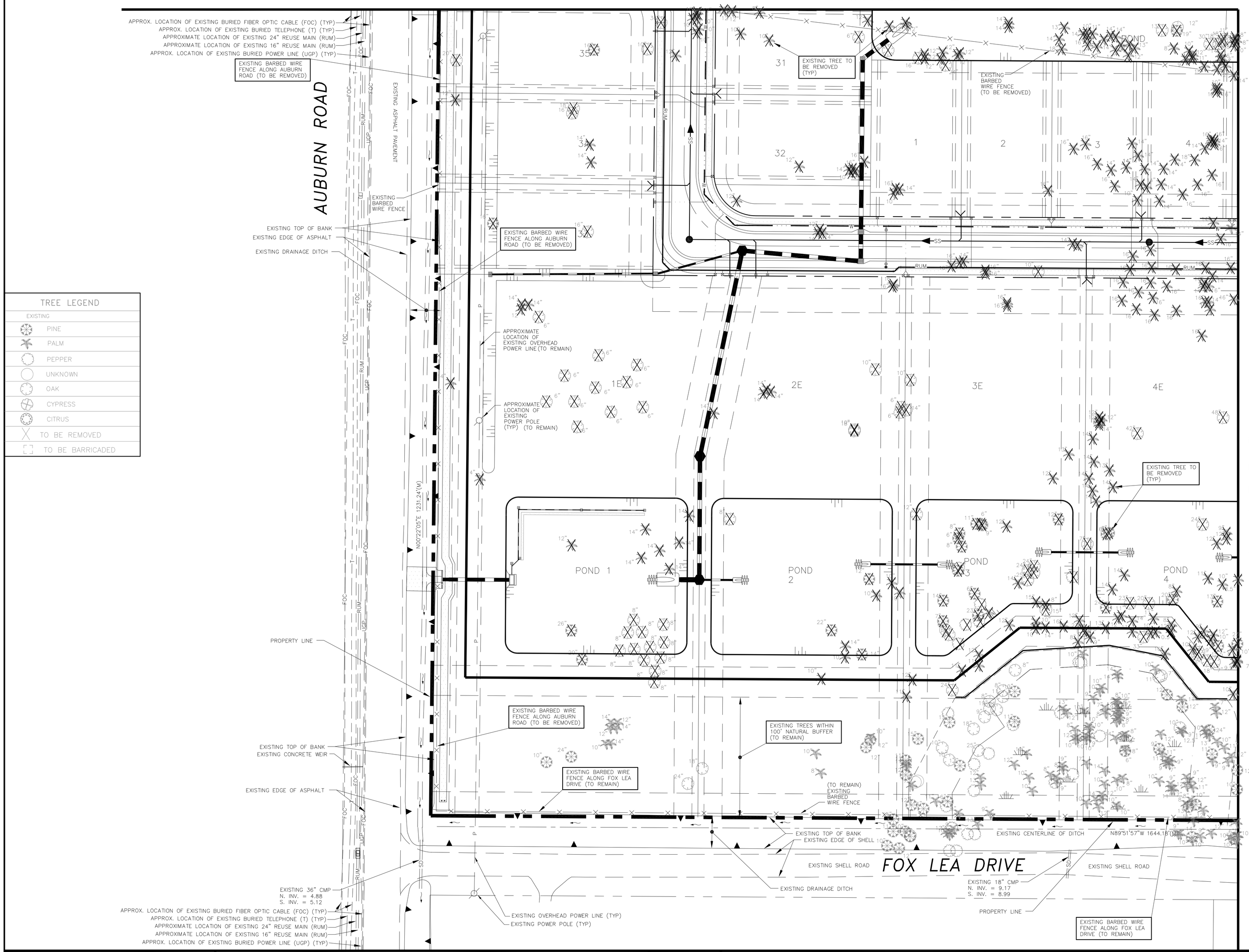
PAUL V. SHERMA, STATE OF FLORIDA, PROFESSIONAL ENGINEER, LICENSE NO. 35628

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY PAUL V. SHERMA ON THE DATE INDICATED HERE USING A DIGITAL SIGNATURE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

APPROVED

PAUL V. SHERMA, REG. NO. 35628

SHEET NUMBER: 8D



TREE LEGEND

EXISTING

- PINE
- PALM
- PEPPER
- UNKNOWN
- OAK
- CYPRESS
- CITRUS
- TO BE REMOVED
- TO BE BARRICADED

LEGEND

PROPOSED	EXISTING
WATER MAIN	WATER MAIN
FIRE MAIN	FIRE MAIN
RECLAIM WATER MAIN	RECLAIM WATER MAIN
REDUCER	REDUCER
TEMPORARY BLOWOFF	
FIRE HYDRANT	FIRE HYDRANT
GATE VALVE (G.V. & BOX)	GATE VALVE (G.V. & BOX)
FIRE DEPARTMENT CONNECTION	FIRE DEPARTMENT CONNECTION
DOUBLE CHECK ASSEMBLY	DOUBLE CHECK ASSEMBLY
WATER METER	WATER METER
SANITARY SEWER LINE	SANITARY SEWER LINE
SANITARY SEWER FORCEMAIN	SANITARY SEWER FORCEMAIN
SANITARY SEWER MANHOLE	SANITARY SEWER MANHOLE
CLEAN OUT	CLEAN OUT
STORM DRAIN	STORM DRAIN
ROOF DRAIN	ROOF DRAIN
GRATE INLET	GRATE INLET
JUNCTION BOX	JUNCTION BOX
EROSION CONTROL	EROSION CONTROL
OUTFALL STRUCTURE	OUTFALL STRUCTURE
MITERED END SECTION (M.E.S.)	MITERED END SECTION (M.E.S.)
TOP OF BANK	TOP OF BANK
FENCE OR WALL	FENCE OR WALL
EASEMENT OR SETBACK	EASEMENT OR SETBACK
TRAFFIC FLOW ARROW	TRAFFIC FLOW ARROW
HANDICAP PARKING SPACE	HANDICAP PARKING SPACE
H.P. OR CHANGE IN GRADE	H.P. OR CHANGE IN GRADE N/A
UNDERDRAIN	UNDERDRAIN N/A
12.50	ELEVATION 14 x 75
CONTOUR	CONTOUR 9.0
GTE	GTE
U.G. ELECTRICAL LINE	P
GAS MAIN	G
DETECTABLE WARNING	DETECTABLE WARNING

CONTRACTOR TO CALL "SUNSHINE" AT 1-800-432-4770, 48 hrs. PRIOR TO ANY CLEARING OR CONSTRUCTION FOR EXISTING UTILITY LOCATIONS.

NORTH

40 20 0 40 80

30 10

GRAPHIC SCALE

SITE CONTRACTOR SHALL COMPLY WITH ORDINANCE NO. 2024-25 FOR THE CASSATA OAKS PROJECT WITH REGARD TO SITE CONSTRUCTION AS PROVIDED BELOW:

A. ORDINANCE NO. 2024-25

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A. THE 3 FT. BERM AND 8 FT. WALL PARALLEL WITH THE SOUTHERN PROPERTY LINE WILL BE CONSTRUCTED PRIOR TO SITE CLEARING EXCEPT FOR THOSE AREAS NECESSARY TO OBTAIN ACCESS TO WORK AREAS.
B. FOX LEA DRIVE WILL NOT BE USED AS A CONSTRUCTION ENTRANCE.
C. DURING THE COURSE OF CONSTRUCTION, THE PROPERTY OWNER AND ITS CONTRACTORS SHALL NOT USE OR FLY DRONES OVER ANY PORTION OF THE SOUTHERN BOUNDARY OF THE SUBJECT PROPERTY.
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1. INSTALL SILT FENCE.
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9. IF DEWATERING IS REQUIRED THE SITE CONTRACTOR SHALL OBTAIN A DEWATERING PERMIT/APPROVAL FROM THE CITY OF VENICE AND THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT PRIOR TO DISCHARGING DEWATERING OFFSITE.

NOTES:

1. EXISTING BOUNDARY, IMPROVEMENTS, TREES & TOPOGRAPHY TAKEN FROM BRIGHAM/ALLEN LAND SURVEYING BOUNDARY SURVEY DATED 9/02/2017, ROUTE SURVEY DATED 9/1/2017 AND SCHAPPACHER SURVEYING, L.L.C. TOPOGRAPHY AND TREE SURVEY LAST REVISED 8/30/2016.
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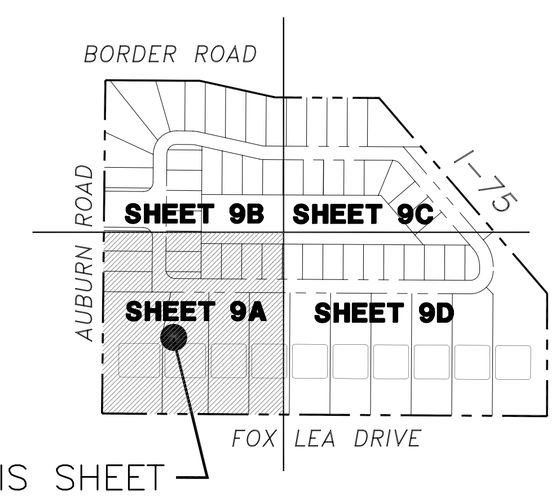

KEY MAP

CLIENT:
MPS DEVELOPMENT AND CONSTRUCTION, LLC
625 N. TAMIAMI TRAIL
VENICE, FL. 34285

PROJECT NAME: SEC. 3 TWP. 39S RNG. 19E

CASSATA OAKS

DEMOLITION AND TREE REMOVAL PLAN

PROJECT NUMBER: 22-2568

SCALE: 1"=40'

NO.	DATE	BY	REVISIONS
4	4-15-25	SAG	REVISED PLAN AS PER CITY COMMENTS.
3	3-17-25	SAG	REVISED PLAN AS PER WETLAND.
2	3-4-25	SAG	ADDED WETLAND AS PER SWFWMD COMMENTS.
1	2-21-25	SAG	REVISED PLAN AS PER SWFWMD COMMENTS.

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PROFESSIONAL ENGINEERING RESOURCES, INC.
10225 ULMERTON ROAD, SUITE 4D, LARGO, FL. 33771
CIVIL ENGINEERS, PLANNERS, PERMIT EXPEDITORS (727) 408-5208
CERTIFICATE OF AUTHORIZATION NUMBER: 4401

DRAWING TYPE
- ■ PRELIMINARY
- □ CONSTRUCTION
- □ RECORD

DESIGNED BY: PVS CHECKED BY: PVS
DRAWN BY: SAG DATE: 8-15-24

PAUL V. SHERMA, STATE OF FLORIDA, PROFESSIONAL ENGINEER, LICENSE NO. 35628

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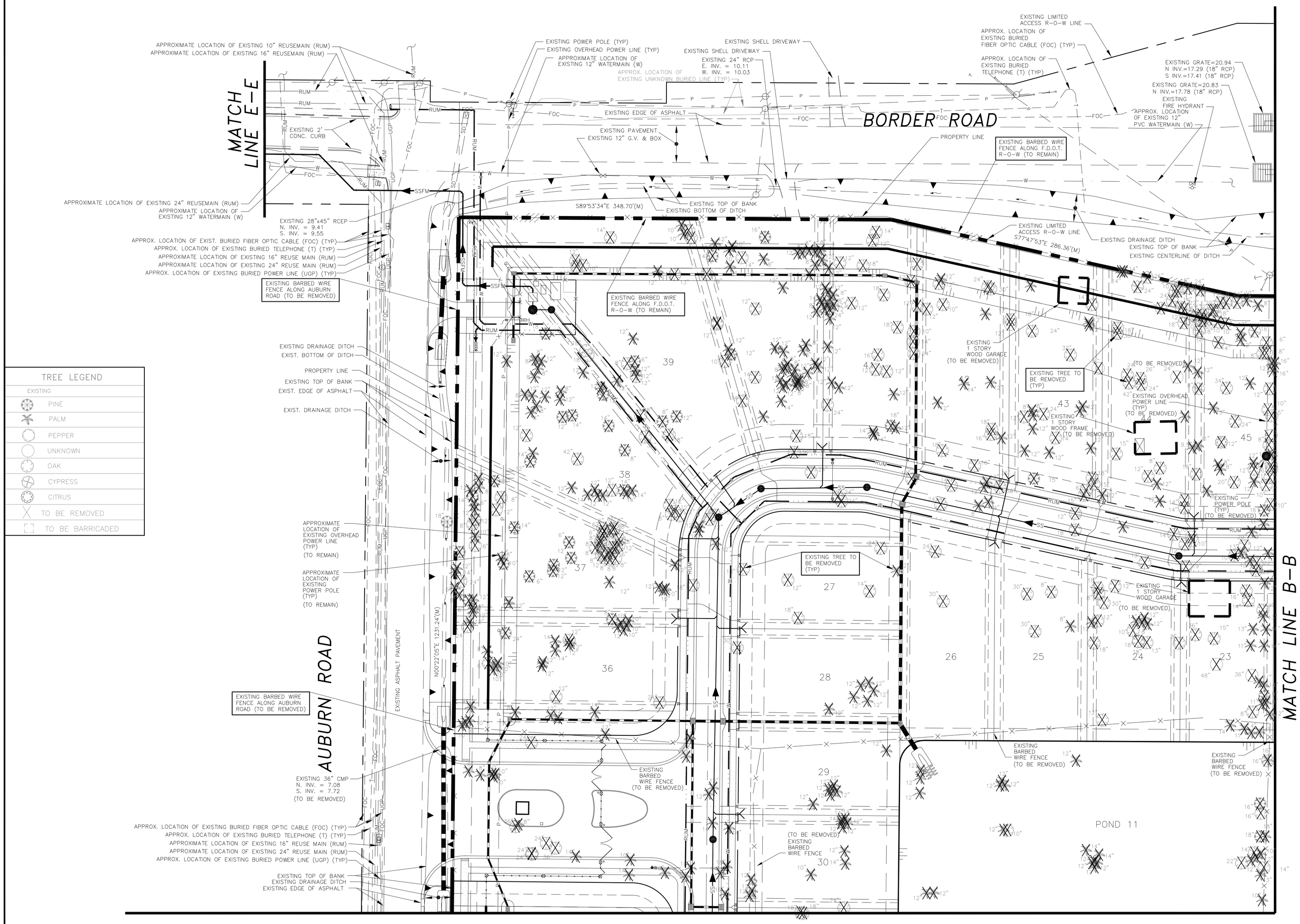
APPROVED

PAUL V. SHERMA,REG. NO. 35628

SHEET NUMBER: 9A



TREE LEGEND

EXISTING

- PINE
- PALM
- PEPPER
- UNKNOWN
- OAK
- CYPRESS
- CITRUS
- TO BE REMOVED
- TO BE BARRICADED

LEGEND

PROPOSED	EXISTING
W	WATER MAIN
F	FIRE MAIN
RUM	RECLAIM WATER MAIN
	REDUCER
	TEMPORARY BLOWOFF
	FIRE HYDRANT
	GATE VALVE (G.V. & BOX)
	FIRE DEPARTMENT CONNECTION
	DOUBLE CHECK ASSEMBLY
	WATER METER
SS	SANITARY SEWER LINE
SSFM	SANITARY SEWER FORCEMAIN
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	CLEAN OUT
SD	STORM DRAIN
	ROOF DRAIN
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	JUNCTION BOX
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	OUTFALL STRUCTURE
	MITERED END SECTION (M.E.S.)
TOP BOT	TOP OF BANK
	FENCE OR WALL
	EASEMENT OR SETBACK
	TRAFFIC FLOW ARROW
	HANDICAP PARKING SPACE
	H.P. OR CHANGE IN GRADE
UD	UNDERDRAIN
12.50	ELEVATION
	CONTOUR
	GTE
	U.G. ELECTRICAL LINE
	GAS MAIN
	DETECTABLE WARNING

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NORTH

40 20 0 40 80
30 10
GRAPHIC SCALE

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3. ELEVATIONS SHOWN HEREON ARE BASED ON NGS CONTROL POINTS DESIGNATION S 175 83 A31 ELEVATION 37.22 NAVD 88 AND DESIGNATION 175 83 A31 RM 1 ELEVATION 38.41 NAVD88, BRASS DISCS FOUND IN CONC AND ARE REFERENCED TO NORTH AMERICAN DATUM OF 1988 (NAVD88).
4. THERE WILL BE NO DISCHARGE TO I-75.
5. PROPOSED LOT DRIVEWAYS ARE TO BE CONCRETE OR PAVERS.
6. IF DEWATERING IS REQUIRED THE SITE CONTRACTOR SHALL OBTAIN A DEWATERING PERMIT/APPROVAL FROM THE CITY OF VENICE AND THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT PRIOR TO DISCHARGING DEWATERING OFFSITE.
7. EXISTING ON-SITE POND TO BE FILLED WITH CLEAN FILL. ALL ORGANIC SILT, CLAY, UNSUITABLE MATERIAL TO BE REMOVED AND DISCARDED OFFSITE. CLEAN FILL TO BE COMPACTED TO 98% MODIFIED PROCTOR.
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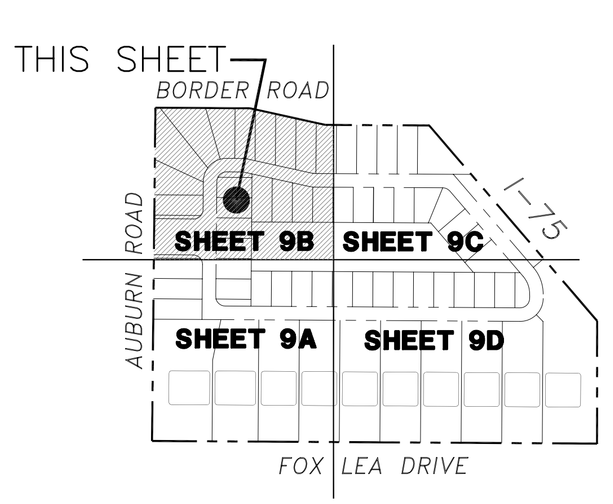

KEY MAP

CLIENT: MPS DEVELOPMENT AND CONSTRUCTION, LLC 625 N. TAMIAMI TRAIL VENICE, FL. 34285	PROJECT NAME: CASSATA OAKS DEMOLITION AND TREE REMOVAL PLAN SEC. 3 TWP. 39S RNG. 19E	PROJECT NUMBER: 22-2568 SCALE: 1"=40'	NO. DATE BY REVISIONS 2 4-15-25 SAG REVISED PLAN AS PER CITY COMMENTS 1 2-21-25 SAG REVISED PLAN AS PER SWFWMD COMMENTS.

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PROFESSIONAL ENGINEERING RESOURCES, INC.
10225 ULMERTON ROAD, SUITE 4D, LARGO, FL. 33771
CIVIL ENGINEERS, PLANNERS, PERMIT EXPEDITORS (727) 408-5208
CERTIFICATE OF AUTHORIZATION NUMBER: 4401

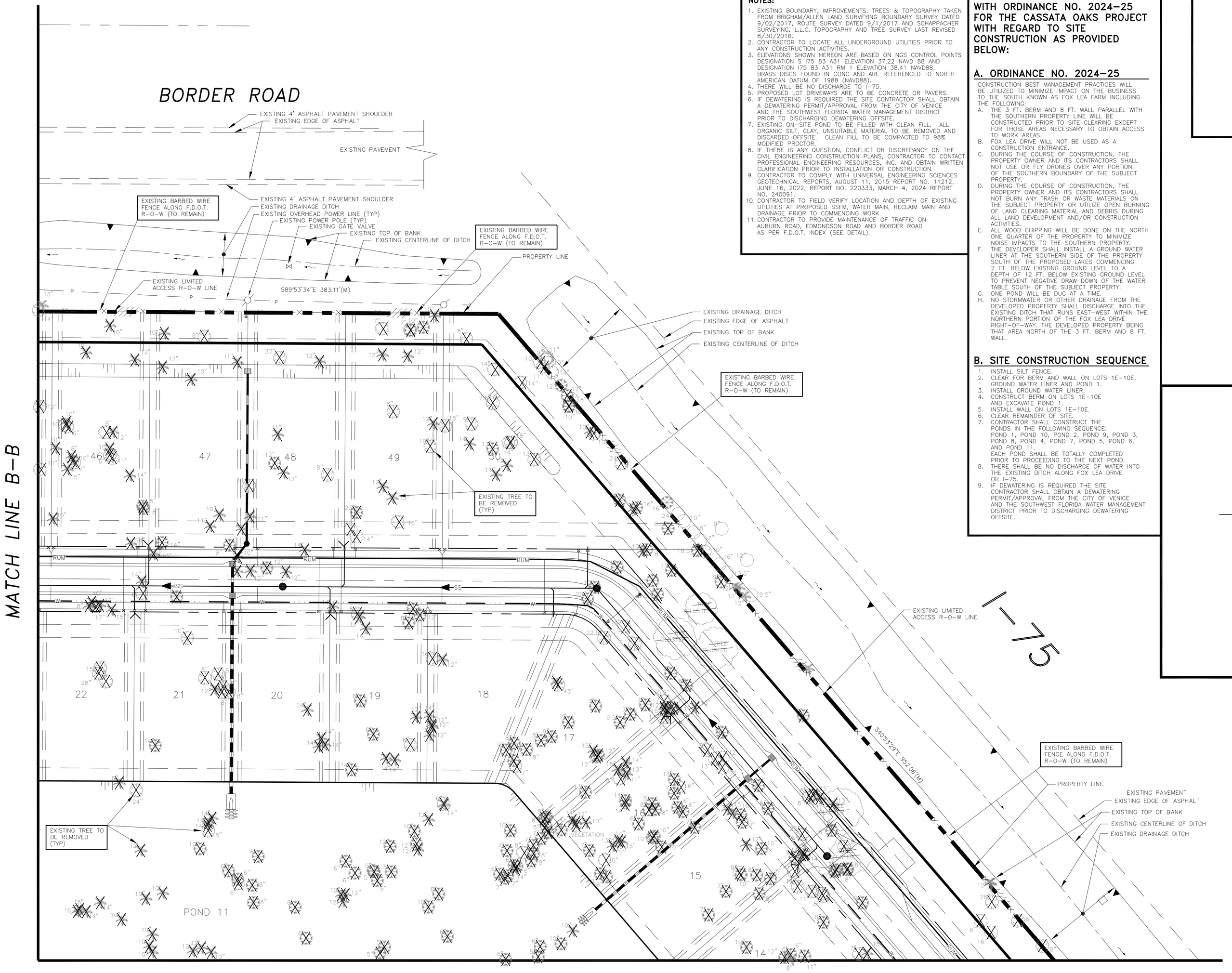
DRAWING TYPE
- ■ PRELIMINARY
- □ CONSTRUCTION
- □ RECORD

DESIGNED BY: PVS | CHECKED BY: PVS
DRAWN BY: SAG | DATE: 8-15-24
PAUL V. SHERMA, STATE OF FLORIDA, PROFESSIONAL ENGINEER, LICENSE NO. 35628

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY PAUL V. SHERMA ON THE DATE INDICATED HERE USING A DIGITAL SIGNATURE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

APPROVED
PAUL V. SHERMA,REG. NO. 35628

SHEET NUMBER: 9B



NOTES:

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11. CONTRACTOR TO PROVIDE MAINTENANCE OF TRAFFIC ON AUBURN ROAD, EDMONDSON ROAD AND BORDER ROAD AS PER F.D.O.T. INDEX (SEE DETAIL).

SITE CONTRACTOR SHALL COMPLY WITH ORDINANCE NO. 2024-25 FOR THE CASSATA OAKS PROJECT WITH REGARD TO SITE CONSTRUCTION AS PROVIDED BELOW:

A. ORDINANCE NO. 2024-25

CONSTRUCTION BEST MANAGEMENT PRACTICES WILL BE UTILIZED TO MINIMIZE IMPACT ON THE BUSINESS TO THE SOUTH KNOWN AS FOX LEA FARM INCLUDING THE FOLLOWING:

A. THE 3 FT. BERM AND 8 FT. WALL PARALLEL WITH THE SOUTHERN PROPERTY LINE WILL BE CONSTRUCTED PRIOR TO SITE CLEARING EXCEPT FOR THOSE AREAS NECESSARY TO OBTAIN ACCESS TO WORK AREAS.
B. FOX LEA DRIVE WILL NOT BE USED AS A CONSTRUCTION ENTRANCE.
C. DURING THE COURSE OF CONSTRUCTION, THE PROPERTY OWNER AND ITS CONTRACTORS SHALL NOT USE OR FLY DRONES OVER ANY PORTION OF THE SOUTHERN BOUNDARY OF THE SUBJECT PROPERTY.
D. DURING THE COURSE OF CONSTRUCTION, THE PROPERTY OWNER AND ITS CONTRACTORS SHALL NOT BURN ANY TRASH OR WASTE MATERIALS ON THE SUBJECT PROPERTY OR UTILIZE OPEN BURNING OF LAND CLEARING MATERIAL AND DEBRIS DURING ALL LAND DEVELOPMENT AND/OR CONSTRUCTION ACTIVITIES.
E. ALL WOOD CHIPPING WILL BE DONE ON THE NORTH ONE QUARTER OF THE PROPERTY TO MINIMIZE NOISE IMPACTS TO THE SOUTHERN PROPERTY.
F. THE DEVELOPER SHALL INSTALL A GROUND WATER LINER AT THE SOUTHERN SIDE OF THE PROPERTY SOUTH OF THE PROPOSED LAKES COMMENCING 2 FT. BELOW EXISTING GROUND LEVEL TO A DEPTH OF 12 FT. BELOW EXISTING GROUND LEVEL TO PREVENT NEGATIVE DRAW DOWN OF THE WATER TABLE SOUTH OF THE SUBJECT PROPERTY.
G. ONE POND WILL BE DUG AT A TIME.
H. NO STORMWATER OR OTHER DRAINAGE FROM THE DEVELOPED PROPERTY SHALL DISCHARGE INTO THE EXISTING DITCH THAT RUNS EAST-WEST WITHIN THE NORTHERN PORTION OF THE FOX LEA DRIVE RIGHT-OF-WAY. THE DEVELOPED PROPERTY BEING THAT AREA NORTH OF THE 3 FT. BERM AND 8 FT. WALL.

B. SITE CONSTRUCTION SEQUENCE

1. INSTALL SILT FENCE.
2. CLEAR FOR BERM AND WALL ON LOTS 1E-10E, GROUND WATER LINER AND POND 1.
3. INSTALL GROUND WATER LINER.
4. CONSTRUCT BERM ON LOTS 1E-10E AND EXCAVATE POND 1.
5. INSTALL WALL ON LOTS 1E-10E.
6. CLEAR REMAINDER OF SITE.
7. CONTRACTOR SHALL CONSTRUCT THE PONDS IN THE FOLLOWING SEQUENCE: POND 1, POND 10, POND 2, POND 9, POND 3, POND 8, POND 4, POND 7, POND 5, POND 6, AND POND 11. EACH POND SHALL BE TOTALLY COMPLETED PRIOR TO PROCEEDING TO THE NEXT POND.
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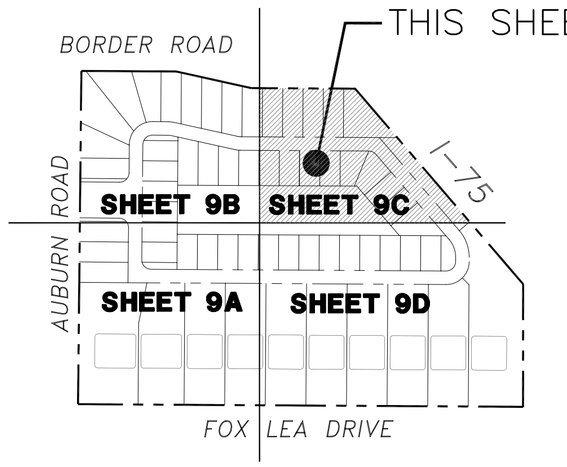
LEGEND

PROPOSED	EXISTING
W	WATER MAIN
F	FIRE MAIN
RUM	RECLAIM WATER MAIN
	REDUCER
	TEMPORARY BLOWOFF
	FIRE HYDRANT
	GATE VALVE (G.V. & BOX)
	FIRE DEPARTMENT CONNECTION
	DOUBLE CHECK ASSEMBLY
	WATER METER
SS	SANITARY SEWER LINE
SSFM	SANITARY SEWER FORCEMAIN
	SANITARY SEWER MANHOLE
	CLEAN OUT
SD	STORM DRAIN
	ROOF DRAIN
	GRATE INLET
	JUNCTION BOX
	EROSION CONTROL
	OUTFALL STRUCTURE
	MITERED END SECTION (M.E.S.)
	TOP OF BANK
	FENCE OR WALL
	EASEMENT OR SETBACK
	TRAFFIC FLOW ARROW
	HANDICAP PARKING SPACE
	H.P. OR CHANGE IN GRADE N/A
UD	UNDERDRAIN N/A
12.50	ELEVATION 14 x 75
	CONTOUR 9.0
GTE	GTE
P	U.G. ELECTRICAL LINE
G	GAS MAIN
	DETECTABLE WARNING

CONTRACTOR TO CALL "SUNSHINE" AT 1-800-432-4770, 48 hrs. PRIOR TO ANY CLEARING OR CONSTRUCTION FOR EXISTING UTILITY LOCATIONS.

NORTH

40 20 0 40 80
30 10
GRAPHIC SCALE



KEY MAP

TREE LEGEND

EXISTING

- PINE
- PALM
- PEPPER
- UNKNOWN
- OAK
- CYPRESS
- CITRUS
- TO BE REMOVED
- TO BE BARRICADED

CLIENT:
MPS DEVELOPMENT AND CONSTRUCTION, LLC
625 N. TAMIAMI TRAIL
VENICE, FL. 34285

PROJECT NAME: SEC. 3 TWP. 39S RNG. 19E

CASSATA OAKS

DEMOLITION AND TREE REMOVAL PLAN

PROJECT NUMBER: 22-2568

SCALE: 1"=40'

NO.	DATE	BY	REVISIONS
2	4-15-25	SAG	REVISED PLAN AS PER CITY COMMENTS.
1	2-21-25	SAG	REVISED PLAN AS PER SWFWMD COMMENTS.

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DESIGNED BY: PVS | CHECKED BY: PVS
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PAUL V. SHERMA, STATE OF FLORIDA, PROFESSIONAL ENGINEER, LICENSE NO. 35628

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APPROVED

PAUL V. SHERMA,REG. NO. 35628

SHEET NUMBER: 9C

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TREE LEGEND

EXISTING		EXISTING	
PINE		CYPRESS	
PALM		CITRUS	
PEPPER		TO BE REMOVED	
UNKNOWN		TO BE BARRICADED	
OAK			

LEGEND

PROPOSED	EXISTING
WATER MAIN	W
FIRE MAIN	F
RECLAIM WATER MAIN	RUM
REDUCER	
TEMPORARY BLOWOFF	
FIRE HYDRANT	
GATE VALVE (G.V. & BOX)	
FIRE DEPARTMENT CONNECTION	
DOUBLE CHECK ASSEMBLY	
WATER METER	
SANITARY SEWER LINE	SS
SANITARY SEWER FORCEMAIN	SSFM
SANITARY SEWER MANHOLE	
CLEAN OUT	
STORM DRAIN	SD
ROOF DRAIN	
GRATE INLET	
JUNCTION BOX	
EROSION CONTROL	
OUTFALL STRUCTURE	
MITERED END SECTION (M.E.S.)	
TOP OF BANK	
FENCE OR WALL	
EASEMENT OR SETBACK	
TRAFFIC FLOW ARROW	
HANDICAP PARKING SPACE	
H.P. OR CHANGE IN GRADE	N/A
UNDERDRAIN	N/A
ELEVATION	14 x 75
CONTOUR	9.0
GTE	GTE
U.G. ELECTRICAL LINE	P
GAS MAIN	G
DETECTABLE WARNING	

NORTH

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40 20 0 40 80
30 10
GRAPHIC SCALE

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CASSATA OAKS

DEMOLITION AND TREE REMOVAL PLAN

PROJECT NUMBER: 22-2568
SCALE: 1"=40'

NO.	DATE	BY	REVISIONS
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2	3-17-25	SAG	REVISED PLAN AS PER WETLAND.
1	2-21-25	SAG	REVISED PLAN AS PER SWFWMD COMMENTS.

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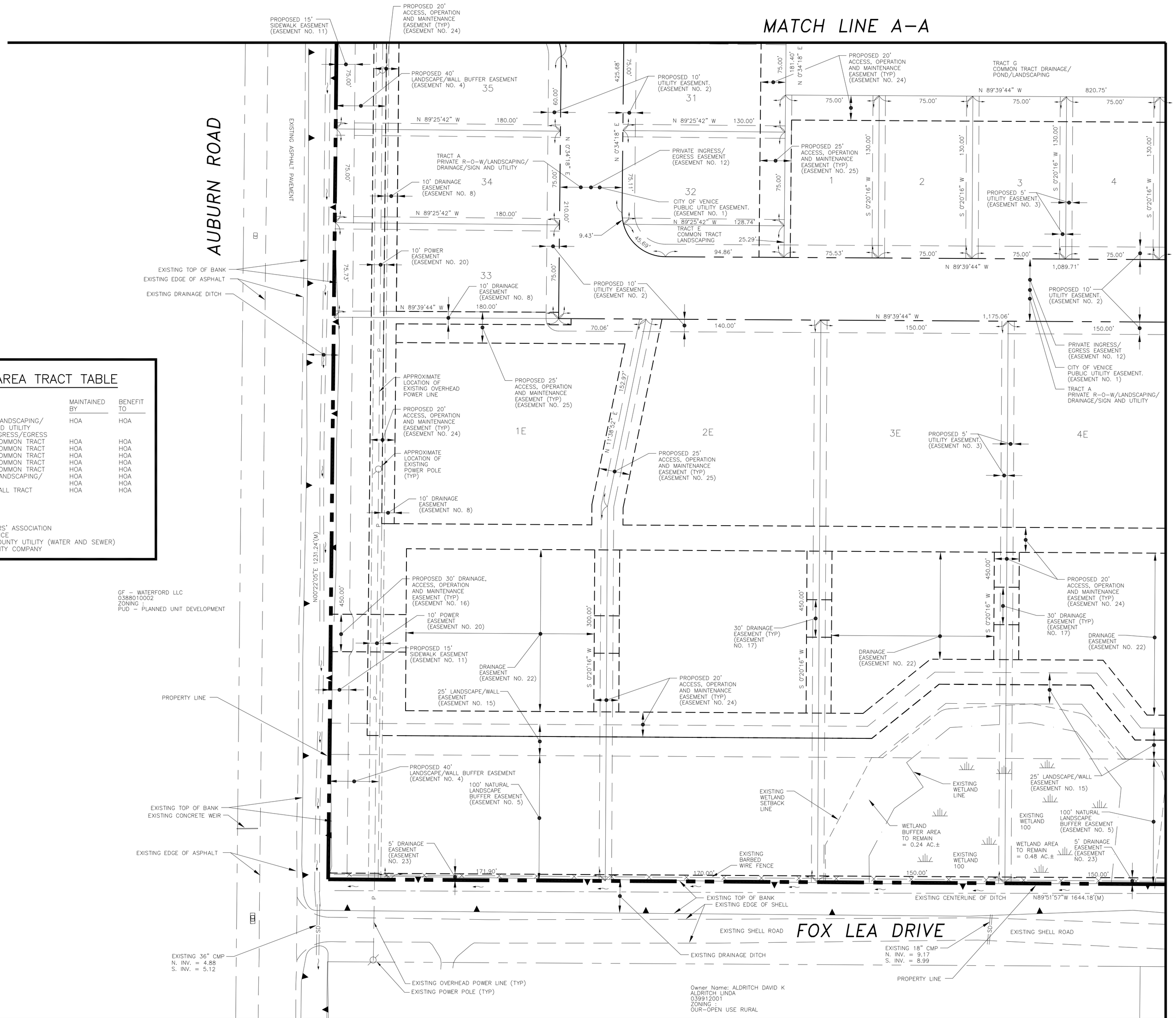
SHEET NUMBER
9D



COMMON AREA TRACT TABLE

TRACT NAME	USE	MAINTAINED BY	BENEFIT TO
A	PRIVATE R–O–W/LANDSCAPING/ DRAINAGE/SIGN AND UTILITY EASEMENT AND INGRESS/EGRESS	HOA	HOA
B	LANDSCAPING / COMMON TRACT	HOA	HOA
C	LANDSCAPING / COMMON TRACT	HOA	HOA
D	LANDSCAPING / COMMON TRACT	HOA	HOA
F	LANDSCAPING / COMMON TRACT	HOA	HOA
F	LANDSCAPING / COMMON TRACT	HOA	HOA
G	DRAINAGE/POND/LANDSCAPING/ COMMON TRACT	HOA	HOA
H	50' LANDSCAPE/WALL TRACT	HOA	HOA

ABBREVIATIONS:

HOA	HOME OWNERS' ASSOCIATION
COV	CITY OF VENICE
SC	SARASOTA COUNTY UTILITY (WATER AND SEWER)
PUC	PRIVATE UTILITY COMPANY

LEGEND

PROPOSED	EXISTING	
—W—	—W—	WATER MAIN
—F—	—F—	FIRE MAIN
— RUM —	— RUM —	RECLAIM WATER MAIN
		REDUCER
		TEMPORARY BLOWOFF
		FIRE HYDRANT
		GATE VALVE (G.V. & BOX)
		FIRE DEPARTMENT CONNECTION
		DOUBLE CHECK ASSEMBLY
		WATER METER
SS	SS	SANITARY SEWER LINE
SSFM	SSFM	SANITARY SEWER FORCEMAIN
		SANITARY SEWER MANHOLE
		CLEAN OUT
SD	SD	STORM DRAIN
		ROOF DRAIN
		GRATE INLET
		JUNCTION BOX
		EROSION CONTROL
		OUTFALL STRUCTURE
		MITERED END SECTION (M.E.S.)
TOP BANK	TOP BANK	TOP OF BANK
		FENCE OR WALL
		EASEMENT OR SETBACK
		TRAFFIC FLOW ARROW
		HANDICAP PARKING SPACE
		H.P. OR CHANGE IN GRADE
UD	UD	UNDERDRAIN
12.50		ELEVATION
		CONTOUR
	GTE	GTE
	P	U.G. ELECTRICAL LINE
	G	GAS MAIN
		DETECTABLE WARNING

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NORTH

40 20 0 40 80

30 10

GRAPHIC SCALE

ENGINEER OF RECORD:

PROFESSIONAL ENGINEERING RESOURCES, INC.
10225 ULMERTON ROAD, SUITE 4D
LARGO, FL. 33771 (727) 408–5207

SURVEYOR OF RECORD:

BRIGHAM/ALLEN LAND SURVEYING, LLC
303 S. TAMIAMI TRAIL, SUITE E
VENICE, FL. 34275 (941) 493–4430

UTILITIES

TECO PEOPLES GAS
702 NORTH FRANKLIN STREET
P.O. BOX 2562
TAMPA, FL.
33601–2562

VERIZON ENGINEERING
1701 RINGLING BOULEVARD
SARASOTA, FL 34230

FLORIDA POWER & LIGHT
CONSTRUCTION SERVICES
5657 SOUTH McINTOSH ROAD
SARASOTA, FL 34230

COMCAST CABLEVISION OF WEST FLORIDA, INC.
5205 FRUITVILLE ROAD
SARASOTA, FL 34232

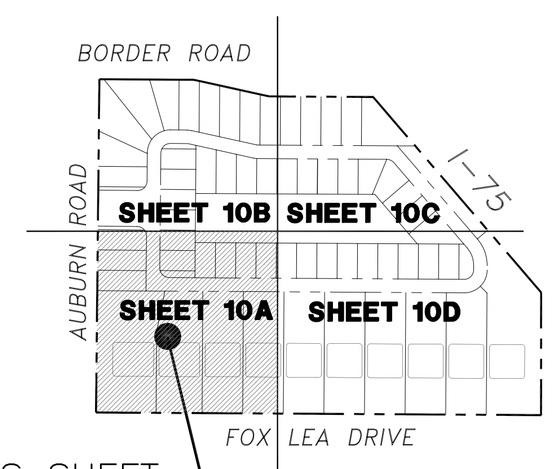
WATER AND SEWER
CITY OF VENICE UTILITIES DEPARTMENT
200 WARFIELD AVE. N.
VENICE, FL. 34285

EASEMENT AREA TABLE

EASEMENT NUMBER	USE	MAINTAINED BY	BENEFIT TO
1	CITY OF VENICE PUBLIC UTILITY EASEMENT (EASEMENT MAINTAINED BY HOA) (UTILITIES MAINTAINED BY UTILITY COMPANY)	HOA	HOA, COV
2	10' PUBLIC UTILITY EASEMENT (TYPICAL ALONG FRONT OF LOT) (EASEMENT MAINTAINED BY HOA) (UTILITIES MAINTAINED BY UTILITY COMPANY)	HOA, PUC	HOA, PUC
3	5' UTILITY EASEMENT (TYPICAL ALONG SIDE LOT LINE)	HOA, PUC	HOA, PUC
4	40' LANDSCAPE/WALL BUFFER EASEMENT	HOA	HOA
5	100' NATURAL LANDSCAPE BUFFER EASEMENT	HOA	HOA
6	50' LANDSCAPE/WALL EASEMENT	HOA	HOA
7	40' LANDSCAPE/WALL EASEMENT	HOA	HOA
8	10' DRAINAGE EASEMENT	HOA	HOA
9	10' DRAINAGE EASEMENT (TYPICAL AT REAR LOT LINE)	HOA	HOA
10	5' DRAINAGE EASEMENT	HOA	HOA
11	15' SIDEWALK EASEMENT	HOA	HOA, COV, SC
12	INGRESS/EGRESS EASEMENT	HOA	HOA
13	CITY OF VENICE UTILITY EASEMENT	HOA	HOA, COV–U
14	25' UTILITY EASEMENT	HOA	HOA, COV–U
15	25' LANDSCAPE/WALL EASEMENT	HOA	HOA
16	30' DRAINAGE, ACCESS, OPERATION AND MAINTENANCE EASEMENT	HOA	HOA
17	30' DRAINAGE EASEMENT	HOA	HOA
18	CITY OF VENICE LIFT STATION EASEMENT	COV	HOA, COV
19	CITY OF VENICE WELL SITE LOCATION EASEMENT	HOA, COV	HOA, COV–U
20	10' POWER EASEMENT	HOA	HOA
21	15' DRAINAGE EASEMENT	HOA	HOA
22	DRAINAGE EASEMENT (PONDS 1–10)	HOA	HOA
23	5' DRAINAGE EASEMENT	HOA	SC
24	20' ACCESS, OPERATION AND MAINTENANCE EASEMENT	HOA	HOA
25	25' ACCESS, OPERATION AND MAINTENANCE EASEMENT	HOA	HOA
26	ACCESS, OPERATION AND MAINTENANCE EASEMENT (WIDTH VARIES)	HOA	HOA

ABBREVIATIONS:

HOA	HOME OWNERS' ASSOCIATION
COV	CITY OF VENICE
COV–U	CITY OF VENICE UTILITY (WATER AND SEWER)
PUC	PRIVATE UTILITY COMPANY (GAS, ELECTRIC, CABLE, ETC.)
SC	SARASOTA COUNTY



CLIENT:
MPS DEVELOPMENT AND CONSTRUCTION, LLC
625 N. TAMIAMI TRAIL
VENICE, FL. 34285

PROJECT NAME: SEC. 3 TWP. 39S RNG. 19E

CASSATA OAKS

PRELIMINARY PLAT

PROJECT NUMBER: 22–2568

SCALE: 1"=40'

NO.	DATE	BY	REVISIONS
5	6–3–25	SAG	REVISED PLAN AS PER CITY OF VENICE COMMENTS.
4	5–5–25	SAG	REVISED PLAN AS PER SWFWMD COMMENTS.
3	4–15–25	SAG	REVISED PLAN AS PER CITY COMMENTS.
2	3–17–25	SAG	REVISED PLAN AS PER WETLAND.
1	2–21–25	SAG	REVISED PLAN AS PER SWFWMD COMMENTS.

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PROFESSIONAL ENGINEERING RESOURCES, INC.
10225 ULMERTON ROAD, SUITE 4D, LARGO, FL. 33771
CIVIL ENGINEERS, PLANNERS, PERMIT EXPEDITORS (727) 408–5208
CERTIFICATE OF AUTHORIZATION NUMBER: 4401

DRAWING TYPE
■ PRELIMINARY
□ CONSTRUCTION
□ RECORD

DESIGNED BY: PVS | CHECKED BY: PVS
DRAWN BY: SAG | DATE: 8–15–24

PAUL V. SHERMA, STATE OF FLORIDA, PROFESSIONAL ENGINEER, LICENSE NO. 35628

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APPROVED

PAUL V. SHERMA,REG. NO. 35628

SHEET NUMBER: 10A

LEGEND

PROPOSED	EXISTING
W	WATER MAIN
F	FIRE MAIN
RUM	RECLAIM WATER MAIN
	REDUCER
	TEMPORARY BLOWOFF
	FIRE HYDRANT
	GATE VALVE (G.V. & BOX)
	FIRE DEPARTMENT CONNECTION
	DOUBLE CHECK ASSEMBLY
	WATER METER
SS	SANITARY SEWER LINE
SSFM	SANITARY SEWER FORCEMAIN
	SANITARY SEWER MANHOLE
	CLEAN OUT
	STORM DRAIN
	ROOF DRAIN
	GRATE INLET
	JUNCTION BOX
	EROSION CONTROL
	OUTFALL STRUCTURE
	MITERED END SECTION (M.E.S.)
TOP TOP	TOP OF BANK
	FENCE OR WALL
	EASEMENT OR SETBACK
	TRAFFIC FLOW ARROW
	HANDICAP PARKING SPACE
	H.P. OR CHANGE IN GRADE
UD	UNDERDRAIN
12.50	ELEVATION
	CONTOUR
GTE	GTE
U	U.G. ELECTRICAL LINE
G	GAS MAIN
	DETECTABLE WARNING

CONTRACTOR TO CALL "SUNSHINE" AT 1-800-432-4770, 48 hrs. PRIOR TO ANY CLEARING OR CONSTRUCTION FOR EXISTING UTILITY LOCATIONS.

NORTH

40 20 0 40 80

30 10

GRAPHIC SCALE

MATCH LINE E-E

BORDER ROAD

AUBURN ROAD

MATCH LINE B-B

MATCH LINE A-A

Owner Name: T R Z D J L LAND TRUST
039000202O
ZONING :
OUR – OPEN USE RURAL

GF – WATERFORD LLC
038801000 2
ZONING :
PUD – PLANNED UNIT DEVELOPMENT

EXISTING LIMITED ACCESS R-O-W LINE

EXISTING POWER POLE (TYP)

EXISTING OVERHEAD POWER LINE (TYP)

EXISTING SHELL DRIVEWAY

EXISTING 24" RCP
E. INV. = 10.11
W. INV. = 10.03

APPROX. LOCATION OF EXISTING UNKNOWN BURIED LINE (TYP)

EXISTING GRATE=20.94
N INV.=17.29 (18" RCP)
S INV.=17.41 (18" RCP)

EXISTING GRATE=20.83
N INV.=17.78 (18" RCP)

EXISTING EDGE OF ASPHALT

EXISTING PAVEMENT

EXISTING 2' CONC. CURB

PROPERTY LINE

EXISTING 28"x45" RCEP
N. INV. = 9.41
S. INV. = 9.55

EXISTING TOP OF BANK

EXISTING BOTTOM OF DITCH

S89°53'34"E 348.70'(M)

EXISTING LIMITED ACCESS R-O-W LINE
S77°47'53"E 286.36'(M)

EXISTING DRAINAGE DITCH

EXISTING TOP OF BANK

EXISTING CENTERLINE OF DITCH

PROPOSED CITY OF VENICE UTILITY EASEMENT (EASEMENT NO. 13)

PROPOSED CITY OF VENICE UTILITY EASEMENT (EASEMENT NO. 13) AND CITY OF VENICE LIFT STATION EASEMENT (EASEMENT 18)

PROPOSED CITY OF VENICE UTILITY EASEMENT (EASEMENT NO. 13)

PROPOSED 15' SIDEWALK AND DRAINAGE EASEMENT (EASEMENT NO. 11)

EXISTING DRAINAGE DITCH

EXIST. BOTTOM OF DITCH

PROPERTY LINE

EXISTING TOP OF BANK

EXIST. EDGE OF ASPHALT

EXIST. DRAINAGE DITCH

10' POWER EASEMENT (EASEMENT NO. 20)

10' DRAINAGE EASEMENT (EASEMENT NO. 8)

PROPOSED CITY OF VENICE LIFT STATION EASEMENT (EASEMENT 18)

PROPOSED 40' LANDSCAPE/WALL BUFFER (EASEMENT NO. 7)

PROPOSED 20' ACCESS, OPERATION AND MAINTENANCE EASEMENT (TYP) (EASEMENT NO. 24)

PROPOSED 5' UTILITY EASEMENT (EASEMENT NO. 3)

PROPOSED 40' LANDSCAPE/WALL BUFFER EASEMENT (EASEMENT NO. 4)

PROPOSED 25' UTILITY EASEMENT (EASEMENT NO. 14)

PROPOSED 20' ACCESS, OPERATION AND MAINTENANCE EASEMENT (TYP) (EASEMENT NO. 24)

10' POWER EASEMENT (EASEMENT NO. 20)

10' DRAINAGE EASEMENT (EASEMENT NO. 8)

PROPOSED 40' LANDSCAPE/WALL BUFFER EASEMENT (EASEMENT NO. 4)

PROPOSED 15' SIDEWALK EASEMENT (EASEMENT NO. 11)

PROPOSED 5' UTILITY EASEMENT (EASEMENT NO. 3)

TRACT B COMMON TRACT LANDSCAPING

PROPOSED 10' UTILITY EASEMENT (EASEMENT NO. 2)

PRIVATE INGRESS/ EGRESS EASEMENT (EASEMENT NO. 12)

CITY OF VENICE PUBLIC UTILITY EASEMENT (EASEMENT NO. 1)

TRACT A PRIVATE R-O-W/LANDSCAPING/ DRAINAGE/SIGN AND UTILITY

TRACT C COMMON TRACT LANDSCAPING

TRACT D COMMON TRACT LANDSCAPING

TRACT G COMMON TRACT DRAINAGE/ POND/LANDSCAPING

PROPOSED 20' ACCESS, OPERATION AND MAINTENANCE EASEMENT (TYP) (EASEMENT NO. 24)

PROPOSED 10' UTILITY EASEMENT (EASEMENT NO. 2)

PRIVATE INGRESS/ EGRESS EASEMENT (EASEMENT NO. 12)

CITY OF VENICE PUBLIC UTILITY EASEMENT. (EASEMENT NO. 1)

TRACT A PRIVATE R-O-W/LANDSCAPING/ DRAINAGE/SIGN AND UTILITY

EXISTING EDGE OF ASPHALT

EXISTING ASPHALT PAVEMENT

EASEMENT AREA TABLE
SEE SHEET 10A

COMMON AREA TRACT TABLE
SEE SHEET 10A

THIS SHEET

BORDER ROAD

AUBURN ROAD

I-75

SHEET 10B SHEET 10C

SHEET 10A SHEET 10D

FOX LEA DRIVE

KEY MAP

CLIENT:	PROJECT NAME: SEC. 3 TWP. 39S RNG. 19E	PROJECT NUMBER	NO.	DATE	BY	REVISIONS
MPS DEVELOPMENT AND CONSTRUCTION, LLC 625 N. TAMIAMI TRAIL VENICE, FL. 34285	CASSATA OAKS PRELIMINARY PLAT	22-2568 SCALE 1"=40'	2	4-15-25	SAG	REVISED PLAN AS PER CITY COMMENTS.
			1	2-21-25	SAG	REVISED PLAN AS PER SWFWMD COMMENTS.

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CIVIL ENGINEERS, PLANNERS, PERMIT EXPEDITORS (727) 408-5208
CERTIFICATE OF AUTHORIZATION NUMBER: 4401

DRAWING TYPE
■ PRELIMINARY
□ CONSTRUCTION
□ RECORD

DESIGNED BY: PVS | CHECKED BY: PVS
DRAWN BY: SAG | DATE: 8-15-24
PAUL V. SHERMA, STATE OF FLORIDA, PROFESSIONAL ENGINEER, LICENSE NO. 35628

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APPROVED

PAUL V. SHERMA,REG. NO. 35628

SHEET NUMBER
10B

Owner Name: T R Z D J L LAND TRUST
0390002020
ZONING :
OUR – OPEN USE RURAL

BORDER ROAD

EXISTING 4' ASPHALT PAVEMENT SHOULDER
EXISTING EDGE OF ASPHALT
EXISTING PAVEMENT
EXISTING 4' ASPHALT PAVEMENT SHOULDER
EXISTING DRAINAGE DITCH
EXISTING OVERHEAD POWER LINE (TYP)
EXISTING POWER POLE (TYP)
EXISTING GATE VALVE
EXISTING TOP OF BANK
EXISTING CENTERLINE OF DITCH
PROPERTY LINE
EXISTING LIMITED ACCESS R-O-W LINE
S89°53'34"E 383.11'(M)

Owner Name: FLORIDA STATE DEPT OF TRANSPORTATION ROW BUREAU
EXISTING DRAINAGE DITCH
EXISTING EDGE OF ASPHALT
EXISTING TOP OF BANK
EXISTING CENTERLINE OF DITCH

MATCH LINE B–B

PROPOSED 40' LANDSCAPE/WALL BUFFER (EASEMENT NO. 7)
10' DRAINAGE EASEMENT (EASEMENT NO. 9)
PROPOSED 20' ACCESS, OPERATION AND MAINTENANCE EASEMENT (TYP) (EASEMENT NO. 24)
10' DRAINAGE EASEMENT (EASEMENT NO. 8)
PROPOSED 5' UTILITY EASEMENT (EASEMENT NO. 3)
PROPOSED 50' LANDSCAPE/WALL BUFFER (EASEMENT NO. 6)
PROPOSED 20' ACCESS, OPERATION AND MAINTENANCE EASEMENT (TYP) (EASEMENT NO. 24)
PROPOSED 10' UTILITY EASEMENT. (EASEMENT NO. 2)
PROPOSED 50' LANDSCAPE/WALL TRACT H
PRIVATE INGRESS/ EGRESS EASEMENT (EASEMENT NO. 12)
CITY OF VENICE PUBLIC UTILITY EASEMENT. (EASEMENT NO. 1)
TRACT A PRIVATE R-O-W/LANDSCAPING/ DRAINAGE/SIGN AND UTILITY
PROPOSED 5' UTILITY EASEMENT. (EASEMENT NO. 3)
PROPOSED 20' ACCESS, OPERATION AND MAINTENANCE EASEMENT (TYP) (EASEMENT NO. 24)
TRACT G COMMON TRACT DRAINAGE/ POND/LANDSCAPING
PROPOSED 20' ACCESS, OPERATION AND MAINTENANCE EASEMENT (TYP) (EASEMENT NO. 24)
PROPOSED 5' UTILITY EASEMENT. (EASEMENT NO. 3)
PROPOSED 10' UTILITY EASEMENT. (EASEMENT NO. 2)
EXISTING LIMITED ACCESS R-O-W LINE
S40°53'29"E 852.06'(M)
PROPERTY LINE
EXISTING PAVEMENT
EXISTING EDGE OF ASPHALT
EXISTING TOP OF BANK
EXISTING CENTERLINE OF DITCH
EXISTING DRAINAGE DITCH
Owner Name: FLORIDA STATE DEPT OF TRANSPORTATION ROW BUREAU
PRIVATE INGRESS/ EGRESS EASEMENT (EASEMENT NO. 8)
CITY OF VENICE PUBLIC UTILITY EASEMENT. (EASEMENT NO. 1)
TRACT A PRIVATE R-O-W/LANDSCAPING/ DRAINAGE/SIGN AND UTILITY
PROPOSED 50' LANDSCAPE/WALL TRACT H

I-75

MATCH LINE C–C

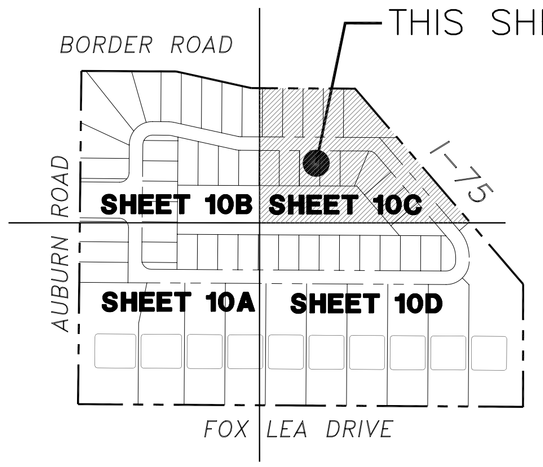
LEGEND

PROPOSED	EXISTING
WATER MAIN	W
FIRE MAIN	F
RECLAIM WATER MAIN	RUM
REDUCER	
TEMPORARY BLOWOFF	
FIRE HYDRANT	
GATE VALVE (G.V. & BOX)	
FIRE DEPARTMENT CONNECTION	
DOUBLE CHECK ASSEMBLY	
WATER METER	
SANITARY SEWER LINE	SS
SANITARY SEWER FORCEMAIN	SSFM
SANITARY SEWER MANHOLE	
CLEAN OUT	
STORM DRAIN	SD
ROOF DRAIN	
GRATE INLET	
JUNCTION BOX	
EROSION CONTROL	
OUTFALL STRUCTURE	
MITERED END SECTION (M.E.S.)	
TOP OF BANK	
FENCE OR WALL	
EASEMENT OR SETBACK	
TRAFFIC FLOW ARROW	
HANDICAP PARKING SPACE	
H.P. OR CHANGE IN GRADE	N/A
UNDERDRAIN	N/A
ELEVATION	14 x 75
CONTOUR	9.0
GTE	GTE
U.G. ELECTRICAL LINE	P
GAS MAIN	G
DETECTABLE WARNING	

CONTRACTOR TO CALL "SUNSHINE" AT 1-800-432-4770, 48 hrs. PRIOR TO ANY CLEARING OR CONSTRUCTION FOR EXISTING UTILITY LOCATIONS.

NORTH

40 20 0 40 80
30 10
GRAPHIC SCALE



KEY MAP

EASEMENT AREA TABLE
SEE SHEET 10A

COMMON AREA TRACT TABLE
SEE SHEET 10A

CLIENT:
MPS DEVELOPMENT AND CONSTRUCTION, LLC
625 N. TAMIAMI TRAIL
VENICE, FL. 34285

PROJECT NAME: SEC. 3 TWP. 39S RNG. 19E
CASSATA OAKS
PRELIMINARY PLAT

PROJECT NUMBER: 22-2568
SCALE: 1"=40'

NO.	DATE	BY	REVISIONS
1	2-21-25	SAG	REVISED PLAN AS PER SWFWMD COMMENTS.

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CIVIL ENGINEERS, PLANNERS, PERMIT EXPEDITORS (727) 408-5208
CERTIFICATE OF AUTHORIZATION NUMBER: 4401

DRAWING TYPE
■ PRELIMINARY
□ CONSTRUCTION
□ RECORD

DESIGNED BY: PVS | CHECKED BY: PVS
DRAWN BY: SAG | DATE: 8-15-24

PAUL V. SHERMA, STATE OF FLORIDA, PROFESSIONAL ENGINEER, LICENSE NO. 35628

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APPROVED

PAUL V. SHERMA,REG. NO. 35628

SHEET NUMBER
10C

MATCH LINE C-C

MATCH LINE D-D

PROPOSED 20' ACCESS, OPERATION AND MAINTENANCE EASEMENT (TYP) (EASEMENT NO. 24)

TRACT G COMMON TRACT DRAINAGE/ POND/LANDSCAPING

PROPOSED 20' ACCESS, OPERATION AND MAINTENANCE EASEMENT (TYP) (EASEMENT NO. 24)

PRIVATE INGRESS/ EGRESS EASEMENT (EASEMENT NO. 12)

CITY OF VENICE PUBLIC UTILITY EASEMENT. (EASEMENT NO. 1)

TRACT A PRIVATE R-O-W/LANDSCAPING/ DRAINAGE/SIGN AND UTILITY

PROPOSED 25' ACCESS, OPERATION AND MAINTENANCE EASEMENT (TYP) (EASEMENT NO. 25)

PROPOSED 50' LANDSCAPE/WALL TRACT H

PROPOSED 25' ACCESS, OPERATION AND MAINTENANCE EASEMENT (TYP) (EASEMENT NO. 25)

PROPOSED 50' LANDSCAPE/WALL BUFFER EASEMENT (EASEMENT NO. 6)

N 89°39'44" W 820.75'

N 89°39'44" W 172.32'

N 89°39'44" W 1,089.71'

N 89°39'44" W 1,175.06'

S 40°41'16" E 46.05'

S 40°41'16" E 161.16'

S 40°41'09" E 415.09'

S 40°41'16" E 358.43'

S 49°18'44" E 50.00'

S 0°20'16" W

N 44°39'44" W 35.21'

N 89°51'57"W 1644.18'(M)

S00°09'38"E 453.46'(M)

10' DRAINAGE EASEMENT (EASEMENT NO. 8)

PROPOSED 5' UTILITY EASEMENT. (EASEMENT NO. 3)

PROPOSED 10' UTILITY EASEMENT. (EASEMENT NO. 2)

PROPOSED CITY OF VENICE WELL SITE LOCATION (EASEMENT 19)

TRACT F COMMON TRACT LANDSCAPING

DRAINAGE EASEMENT (EASEMENT NO. 22)

25' LANDSCAPE/WALL EASEMENT (EASEMENT NO. 15)

100' NATURAL LANDSCAPE BUFFER EASEMENT (EASEMENT NO. 5)

5' DRAINAGE EASEMENT (EASEMENT NO. 23)

30' DRAINAGE EASEMENT (TYP) (EASEMENT NO. 17)

PROPOSED ACCESS, OPERATION AND MAINTENANCE EASEMENT (TYP) (EASEMENT NO. 26)

PROPOSED 50' LANDSCAPE BUFFER (EASEMENT NO. 6)

EXISTING FDOT CONC POLE

EXISTING DRAINAGE DITCH

EXISTING TOP OF BANK

EXISTING BARBED WIRE FENCE

EXISTING PIPE

PROPERTY LINE

EXISTING LIMITED ACCESS R-O-W LINE

EXISTING EDGE OF SHELL

EXISTING SHELL ROAD

EXISTING CENTERLINE OF DITCH

EXISTING 24" RCP

FOX LEA DRIVE

I-75

Owner Name: ALDRITCH DAVID K
ALDRITCH LINDA S
039912002
ZONING :
OUR-OPEN USE RURAL

Owner Name: FOX LEA FARM INC.
C/O/ ALDRITCH 609 4 BAYS DR.
NOKOMIS, FL.34275-3009
039912002
ZONING :
OUR-OPEN USE RURAL

Owner Name: FLORIDA STATE DEPT OF TRANSPORTATION ROW BUREAU
039906001
ZONING :
OUE-OPEN USE ESTATES

APPROX. SIZE AND LOCATION OF EXIST. F.D.O.T. POND

LEGEND

PROPOSED	EXISTING
	WATER MAIN
	FIRE MAIN
	RECLAIM WATER MAIN
	REDUCER
	TEMPORARY BLOWOFF
	FIRE HYDRANT
	GATE VALVE (G.V. & BOX)
	FIRE DEPARTMENT CONNECTION
	DOUBLE CHECK ASSEMBLY
	WATER METER
	SANITARY SEWER LINE
	SANITARY SEWER FORCEMAIN
	SANITARY SEWER MANHOLE
	CLEAN OUT
	STORM DRAIN
	ROOF DRAIN
	GRATE INLET
	JUNCTION BOX
	EROSION CONTROL
	OUTFALL STRUCTURE
	MITERED END SECTION (M.E.S.)
	TOP OF BANK
	FENCE OR WALL
	EASEMENT OR SETBACK
	TRAFFIC FLOW ARROW
	HANDICAP PARKING SPACE
	H.P. OR CHANGE IN GRADE
	UNDERDRAIN
	ELEVATION
	CONTOUR
	GTE
	U.G. ELECTRICAL LINE
	GAS MAIN
	DETECTABLE WARNING

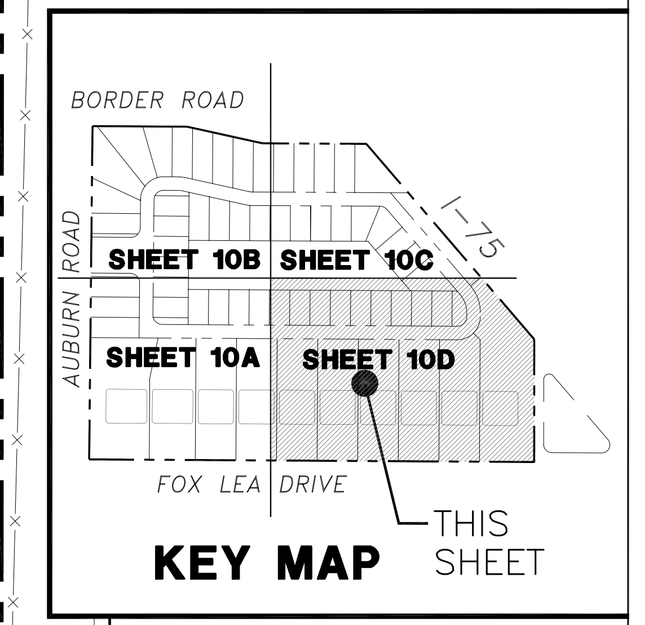
NORTH

CONTRACTOR TO CALL "SUNSHINE" AT 1-800-432-4770, 48 hrs. PRIOR TO ANY CLEARING OR CONSTRUCTION FOR EXISTING UTILITY LOCATIONS.

40 20 0 40 80

30 10

GRAPHIC SCALE



KEY MAP

EASEMENT AREA TABLE
SEE SHEET 10A

COMMON AREA TRACT TABLE
SEE SHEET 10A

CLIENT:
MPS DEVELOPMENT AND CONSTRUCTION, LLC
625 N. TAMIAMI TRAIL
VENICE, FL. 34285

PROJECT NAME: SEC. 3 TWP. 39S RNG. 19E

CASSATA OAKS

PRELIMINARY PLAT

PROJECT NUMBER: 22-2568

SCALE: 1"=40'

NO.	DATE	BY	REVISIONS
3	4-15-25	SAG	REVISED PLAN AS PER CITY COMMENTS.
2	3-17-25	SAG	REVISED PLAN AS PER WETLAND.
1	2-21-25	SAG	REVISED PLAN AS PER SWFWMD COMMENTS.

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DRAWING TYPE
- ■ PRELIMINARY
- □ CONSTRUCTION
- □ RECORD

DESIGNED BY: PVS | CHECKED BY: PVS
DRAWN BY: SAG | DATE: 8-15-24

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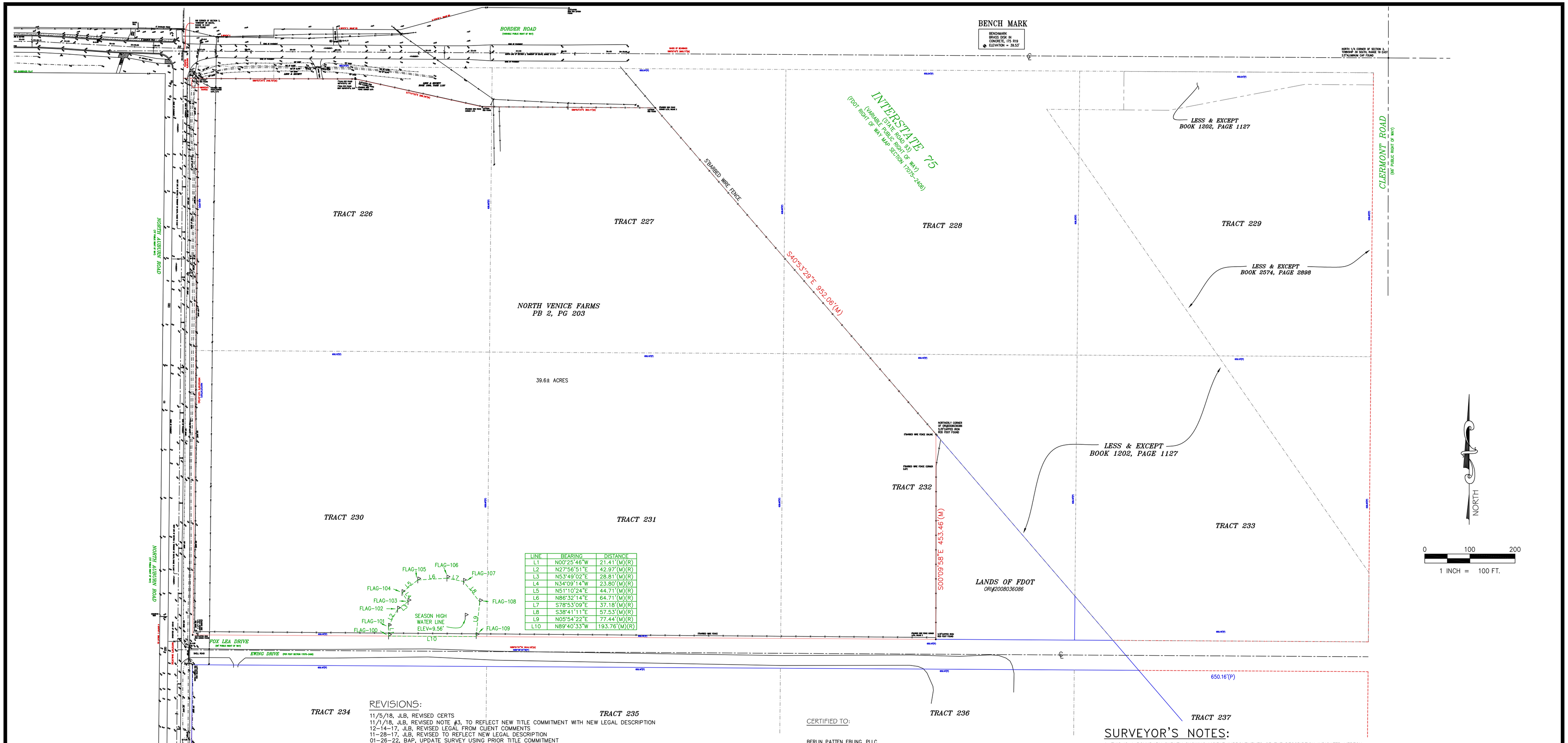
APPROVED

PAUL V. SHERMA,REG. NO. 35628

SHEET NUMBER: 10D



LINE	BEARING	DISTANCE
L1	N00°25'46"W	21.41'(M)(R)
L2	N27°56'51"E	42.97'(M)(R)
L3	N53°49'02"E	28.81'(M)(R)
L4	N34°09'14"W	23.80'(M)(R)
L5	N51°10'24"E	44.71'(M)(R)
L6	N86°32'14"E	64.71'(M)(R)
L7	S78°53'09"E	37.18'(M)(R)
L8	S38°41'11"E	57.53'(M)(R)
L9	N05°54'22"E	77.44'(M)(R)
L10	N89°40'33"W	193.76'(M)(R)

REVISIONS:

11/5/18, JLB, REVISED CERTS
11/1/18, JLB, REVISED NOTE #3, TO REFLECT NEW TITLE COMMITMENT WITH NEW LEGAL DESCRIPTION
12-14-17, JLB, REVISED LEGAL FROM CLIENT COMMENTS
11-28-17, JLB, REVISED TO REFLECT NEW LEGAL DESCRIPTION
01-26-22, BAP, UPDATE SURVEY USING PRIOR TITLE COMMITMENT
05-16-22, PJA, REVISE SURVEY PER NEW TITLE COMMITMENT
11-17-23, RECERTIFY SURVEY
04-03-24 RECERTIFY SURVEY (NO CHANGES)
02-12-25 TSM, ADDED WETLAND TO SURVEY

CERTIFIED TO:

BERLIN PATTEN EBLING, PLLC
AUBURN ROAD FC, LLC

DESCRIPTION: PER TITLE COMMITMENT 18110249 DATED OCTOBER 2, 2018

ALL THAT PART OF TRACTS 226, 227, 228, 230, 231 AND 232, NORTH VENICE FARMS, AS RECORDED IN PLAT BOOK, PAGE 203, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, LYING AND BEING IN THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 39 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA AND BEING MORE PRACTICALLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SECTION 3, TOWNSHIP 39 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA; THENCE SOUTH 00 DEGREES 22 MINUTES 05 SECONDS WEST, ALONG THE WEST LINE OF SAID SECTION 3, A DISTANCE OF 60.00 FEET; THENCE SOUTH 89 DEGREES 53 MINUTES 34 SECONDS EAST, A DISTANCE 33.00 FEET TO THE INTERSECTION OF THE EASTERLY RIGHT OF WAY LINE OF NORTH AUBURN ROAD AND THE SOUTHERLY RIGHT OF WAY LINE OF BORDER ROAD, AS NOW ESTABLISHED, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE ALONG THE SAID SOUTHERLY RIGHT OF WAY LINE OF BORDER ROAD THE FOLLOWING THREE COURSES, SOUTH 89 DEGREES 53 MINUTE S 34 SECONDS EAST, A DISTANCE OF 348.70 FEET; THENCE SOUTH 77 DEGREES 47 MINUTES 53 SECONDS EAST, A DISTANCE OF 286.36 FEET; THENCE SOUTH 89 DEGREES 53 MINUTES 34 SECONDS EAST, A DISTANCE OF 383.11 FEET TO THE WESTERLY RIGHT OF WAY LINE OF INTERSTATE 75, ALSO KNOWN AS STATE ROAD 93, AS NOW ESTABLISHED; THENCE SOUTH 40 DEGREES 53 MINUTES 29 SECONDS EAST, ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 952.06 FEET TO THE NORTHERLY CORNER OF OFFICIAL RECORDS INSTRUMENT NUMBER 2008036086, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; THENCE SOUTH 00 DEGREES 09 MINUTES 58 SECONDS EAST, ALONG THE WEST LINE OF SAID OFFICIAL RECORDS INSTRUMENT NUMBER 2008036086, A DISTANCE OF 453.46 FEET TO THE SOUTH LINE OF SAID TRACTS 230, 231 AND 232; THENCE NORTH 89 DEGREES 51 MINUTES 57 SECONDS WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 1644.18 FEET TO THE SOUTHWEST CORNER OF SAID TRACT 230; THENCE NORTH 00 DEGREES 22 MINUTES 05 SECONDS EAST, ALONG THE WEST LINE OF TRACTS 230 AND 226, A DISTANCE OF 1231.24 FEET TO THE POINT OF BEGINNING. CONTAINING 39.63 ACRES, MORE OR LESS.

DESCRIPTION: PER TITLE COMMITMENT NCS-712278C-ATL DATED MAY 2, 2022

TRACT 226, LESS AND EXCEPT THE NORTH 27 FEET OF THE WEST 167 FEET, AND TRACTS 227, 228, 230, 231, 232, 233, NORTH VENICE FARMS, ACCORDING TO MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 203, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA. LESS AND EXCEPT THAT PORTION CONVEYED BY DOUGLAS R. MURPHY AND KATHERINE N. MURPHY, HUSBAND AND WIFE TO VENICE HIGH SCHOOL FOUNDATION, INC BY INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 2574 PAGE 2898, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA. LESS AND EXCEPT THAT CERTAIN PARCEL ACQUIRED BY THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION BY INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 1202, PAGE 1127, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA. LESS AND EXCEPT THAT CERTAIN PARCEL ACQUIRED BY SARASOTA COUNTY, FLORIDA BY INSTRUMENT RECORDED UNDER CN 2004242187 AND CN 2006186450, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA. LESS AND EXCEPT THAT CERTAIN PARCEL CONVEYED BY ROLAND G. CALDWELL, JR., PRESIDENT OF CALDWELL TRUST COMPANY, AS SUCCESSOR TRUSTEE OF THE DOUGLAS R. MURPHY REVOCABLE LIVING TRUST UNDER AGREEMENT DATED MAY 9, 1983 TO THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION BY INSTRUMENT RECORDED UNDER CN 2008036086, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA. LESS AND EXCEPT THAT CERTAIN PARCEL CONVEYED BY ROLAND G. CALDWELL, JR., PRESIDENT OF CALDWELL TRUST COMPANY, AS SUCCESSOR TRUSTEE OF THE DOUGLAS R. MURPHY REVOCABLE LIVING TRUST UNDER AGREEMENT DATED MAY 9, 1983 TO THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION BY INSTRUMENT RECORDED UNDER CN 2008036088, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

SURVEYOR'S NOTES:

1. THIS IS A BOUNDARY SURVEY SHOWING VISIBLE IMPROVEMENTS OF THE DESCRIPTION INDICATED HEREON.
2. NO IMPROVEMENTS, OTHER THAN THOSE NOTED, ARE SHOWN ON THIS PLAT. IMPROVEMENTS SUCH AS, BUT NOT LIMITED TO, SUBSURFACE UTILITIES, FOUNDATIONS, TREES, SPRINKLER SYSTEMS, LANDSCAPE FEATURES, ETC., ARE NOT SHOWN UNLESS OTHERWISE NOTED.
3. THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A TITLE COMMITMENT FROM FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT FILE NUMBER NCS-712278C-ATL, WITH A COMMITMENT DATE OF MAY 2, 2022 AT 7:30AM. NEITHER BRIGHAM/ALLEN LAND SURVEYING, NOR THIS SURVEYOR, HAS PERFORMED A TITLE SEARCH TO DETERMINE ANY OWNERSHIP OR EASEMENTS OF RECORD. THIS SURVEY IS SUBJECT TO ANY EASEMENTS, RIGHTS OF WAY AND OTHER MATTERS OF RECORD, WHICH ARE NOT SHOWN.
4. GOVERNMENTAL LANDS, JURISDICTIONAL LANDS OR LANDS OF SPECIAL ENVIRONMENTAL CONCERNS (SUCH AS WETLANDS, SURFACE WATER PROTECTION AREA, LISTED SPECIES ETC.) ARE NOT SHOWN UNLESS OTHERWISE NOTED.
5. THIS SURVEY IS NOT INTENDED TO BE PROOF OF OWNERSHIP AND IS NOT A GUARANTEE OR WARRANTY OF OWNERSHIP OF ANY KIND, AND SURVEYOR ACCEPTS NO LIABILITY FOR ANY COSTS OR DAMAGES ARISING IN THE DEFENSE, PROOF OF, OR LOSS OF OWNERSHIP OF ANY OR ALL OF THE LANDS SHOWN AND DESCRIBED ON THIS SURVEY.
6. BEARINGS SHOWN HEREON ARE ASSUMED, AND REFER TO THE NORTH LINE OF THE NW1/4 OF SECTION 3, TOWNSHIP 39 SOUTH, RANGE 19 EAST AS BEING S 89°52'42" E, BETWEEN THE TWO MONUMENTS DEFINING SAID LINE AS SHOWN HEREON.
7. THIS SURVEY IS NOT INTENDED FOR USE FOR DESIGN OR CONSTRUCTION PURPOSES.
8. ELEVATIONS SHOWN HEREON ARE BASED FROM A NGS (NATIONAL GEODETIC SURVEY) BENCHMARK "175 R 19" WITH A PUBLISHED ELEVATION OF 39.53 FEET NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
9. THERE ARE NO OTHER MATTERS WITHIN SCHEDULE B-11 THAT ARE PLOTTABLE ITEMS.
10. LESS AND EXCEPT ORI# CN NO. 2004242187, 2006186450 & 2008036088 OF EXHIBIT A OF THE TITLE COMMITMENT DO NOT AFFECT SUBJECT PROPERTY.

ABBREVIATIONS:

(P) = PLATTED DISTANCE, BEARING OR INFORMATION
(M) = MEASURED DISTANCE, BEARING OR ANGLE
(C) = CALCULATED DISTANCE, BEARING OR ANGLE
C1 = CURVE NUMBER (REFER TO CURVE TABLE)
PLS = PROFESSIONAL LAND SURVEYOR
LB = LICENSED BUSINESS
PSM = PROFESSIONAL SURVEYOR AND MAPPER
PCP = PERMANENT CONTROL POINT
PRM = PERMANENT REFERENCE MONUMENT
℄ = CENTER LINE
CONC = CONCRETE
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION
ou = OVER HEAD UTILITY LINE
ORI = OFFICAIL RECORDS INSTRUMENT
PB = PLAT BOOK
PG = PAGE

LEGEND:

= UTILITY POLE
= GUY ANCHOR
= TELECOMMUNICATION (PHONE, CABLE ECT.)
—ou— = OVERHEAD UTILITY
—x—x— = BARBED WIRE FENCE
= WETLAND FLAG

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT A SURVEY WAS MADE THIS DAY OF THE PROPERTY AS DESCRIBED AND SHOWN HEREON, AND THAT THIS SURVEY AND SKETCH ARE ACCURATE AND CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF, AND THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, AND PURSUANT TO SECTION 472.07, FLORIDA STATUTES.

BY: _____ DATE OF SURVEY: 9/02/2017

Michael P. Allen, FLORIDA LAND SURVEYOR NO. 6822 STATE OF FLORIDA
Professional Surveyor and Mapper No. 6822
State of Florida

SEE REVISION DATES

UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

TITLE: BOUNDARY SURVEY
PREPARED FOR: SEE CERTIFIED TO
CERTIFIED TO: (SEE ABOVE)
SKETCH NO.: 896096 SCALE: 1"=100'
DRAWN BY: PJA CHECKED BY: MPA

Brigham/Allen Land Surveying
L.B. Number 7898
303 S. TAMIAMI TRAIL
Suite E – Nokomis, Florida 34275
Phone: (941) 493-4430
Fax: (800) 447-7402
EMAIL: BrighamAllenSurveying@gmail.com

BOUNDARY SURVEY

SECTION 3, TOWNSHIP 39 SOUTH, RANGE 19 EAST

POINT OF BEGINNING

POINT OF COMMENCEMENT
NW CORNER OF THE NW
1/4 OF SEC 3-39-19

PK NDF
NO ID

LESS THE NORTH 27' OF
THE WEST 167'

S00°34'01"W
59.83'(F)
59.83'

NORTH LINE OF SECTION 3-39-19

BENCH MARK
S 105 83 A31 ELEVATION 37.22 NAVD88
BRASS DISCS FOUND IN CONC

N 89°45'40" W 2666.17'(P)
N 89°40'52" W 2665.88'(F)

BENCH MARK
I 75 83 A31 RM 1 ELEVATION 38.41 NAVD88
BRASS DISCS FOUND IN CONC A

NE CORNER OF THE
NW 1/4 OF SEC 3-39-19

PK NDF
NO ID

33 34
4 3

LIMITED ACCESS R/W

EDGE ASPHALT

BORDER ROAD
PUBLIC R/W (WIDTH VARIES)

SHELL DRIVE

168.35'(F)
167' (D)

S 89°40'50" E 1096.35'(D)

R/W LINE

S 89°40'24" E 346.63'(F)

N 77°36'42" W
S 77°38'25" E 288.15'(F)
286.36'(FDOT)

5/8" IRF
UNREADABLE

5/8" IRF
UNREADABLE

5/8" CIRF
UNREADABLE

5/8" IRF
NO ID

N 89°43'39" E 382.98'(F)
S 89°43'23" W 382.95'(FDOT)

5/8" IRF
NO ID

BARBED WIRE FENCE

BARBED WIRE FENCE
ON LINE

S 89°42'23" E 270.34'(P)(F)

1102.4'

1.07'N

WIRE FENCE
0.53'W

LIMITED ACCESS R/W

EDGE ASPHALT

BASELINE OF SURVEY

S 40°45'00" E
1058.25'(D)

S 40°42'12" E 952.22'(F)

N 40°45'00" W 1553.00'(P)(F)

S 40°45'00" W 1553.00'(D)

S 49°14'50" W
178.71'(D)

WIRE FENCE
0.4'NE

5/8" CIRF
FL DOT
10.7'

TOP OF BANK ±

S 49°38'09" E 600.78'(D)

LIMITED ACCESS R/W

R/W LINE

CENTER LINE (P)

0 50 100 200
SCALE: 1"=100'

CERTIFIED TO:
D R HORTON

SCHAPPACHER SURVEYING, L.L.C.
CERTIFICATE OF AUTHORIZATION LB 0007977
3804 53RD AVENUE EAST BRADENTON, FLORIDA 34203
(941) 748-8340 (941) 896-9038 FAX

#	REVISION	DATE	BY
1	TOPOGRAPHY AND TREES ADDED	9/14/2015	GDS
2	NEW LEGAL DESCRIPTION ADDED	2/08/2016	GDS
3	ADDITIONAL INFO FROM ATTORNEY ADDED	2/19/2016	GDS
4	ADDITIONAL NEW TOPO FROM AERIAL ADDED	2/19/2016	GDS
5	RECERTIFIED AND UPDATE BOUNDARY AND TOPOGRAPHY ONLY	6/21/2016	GDS
6	FINISHED FLOOR ELV AND CROWN OF BORDER RD ELV ADDED	6/21/2016	GDS
7	ADD TOPO ON BORDER RD & REVISED BNDY	8/30/2016	JM

DATE: 07/06/2015
JOB: S150323
FB/PG: 1058/13
Drawn by: KM
Scale: 1"= 100'

226 | 227 | 228 | 229

1 STORY
WOOD GARAGE
FINISH FLOOR
ELV. = 13.47

1 STORY WOOD
FRAME
(SEE DETAIL)
FINISH FLOOR
ELV. = 15.39

1 STORY WOOD
GARAGE
FINISH FLOOR
ELV. = 13.61
(CONCRETE SLAB)

BARBED WIRE FENCE

LESS AND EXCEPT
OR BOOK 2574
PAGE 2898

LESS AND EXCEPT
OR BOOK 1202
PAGE 1127

STATE ROAD 93 (I-75)
LIMITED ACCESS R/W
SECTION 17075-2406
WIDTH VARIES

NORTH VENICE FARMS
SUBDIVISION
PLAT BOOK 2, PAGE 203

CLERMONT RD
66' WIDE PUBLIC R/W
1322.84'(C) (1322.40'(P))

CENTER LINE (P)

230 | 231 | 232 | 233

37' WIDE PUBLIC R/W
AS SHOWN ON SAWGRASS UNIT 1, PLAT BOOK 38, PAGE 37

N AUBURN ROAD
ASPHALT PAVEMENT

1324.14'(C)
1324.38'(P)

N 00°34'50" E 1231.29'(F)
S 00°27'10" W(P)

24' ROP

EDGE ASPHALT

BARBED WIRE FENCE

R/W LINE

PARCEL
1,725,994 sq. ft.
39.62 acres

TOP OF BANK ±

CHAIN LINK FENCE

N 89°39'40" W
33.00'(F)
4.6'

5/8" IRS
LB # 7977

25.0'

29.8'

S 89°42'51" E 2036.08'(P)(F)

N 89°39'40" W 1644.32'(F)
N 89°48'45" W(P)

N 89°42'33" W 2665.93'(P)(F)
N 89°42'33" W 2665.93'(C)
N 89°48'45" W 2666.65'(P)

EDGE SHELL

SHELL ROAD

LESS 2.038 ACRE
TRACT
INSTRUMENT #
(CN) 2008036086

FENCE ON LINE

5/8" CIRF
FL DOT

N 89°39'43" W 391.56'(D)
66' WIDE PUBLIC R/W

EWING DRIVE

R/W LINE

N 89°42'51" W 563.19'(P)(F)

988.31'(C)

CENTER LINE (P)

S 00°27'10" W 2648.76'(P)
S 00°34'01" W 2648.28'(F)

S 00°34'02" W
33.03'(F)

N 00°33'54" E 2645.67'(F)
N 00°26'05" E 2644.04'(P)

1/2" IPF
NO ID

SE CORNER OF THE NW 1/4
OF SEC 3-39-19

SW CORNER OF THE NW
1/4 OF SEC 3-39-19

PK NDF
NO ID

DESCRIPTION: AS FURNISHED

LOTS 226, 227, 228, 230 231 & 232, NORTH VENICE FARMS LYING SOUTH & WEST OF I-75 R/W AS DESCRIBED IN CA-76- 2410 & LESS PORTION OF SAID LOTS 232 & 233 BEING DESCRIBED AS 2.038 AC TRACT IN ORI 2008036086, LESS NORTH 27 FT OF WEST 167 FT TO COUNTY FOR R/W, CONTAINING 39.5 C-AC M/L

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF SECTION 3, TOWNSHIP 39 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA; THENCE S.00°34'01"W., ALONG THE WEST LINE OF SAID SECTION 3, A DISTANCE OF 59.82 FEET; THENCE S.89°40'24"E., A DISTANCE OF 33.38 FEET TO THE INTERSECTION OF THE EAST RIGHT OF WAY OF N AUBURN ROAD (73 FOOT WIDE) AS SHOWN ON SAWGRASS UNIT 1, SUBDIVISION, AS RECORDED IN PLAT BOOK 38, PAGE 37, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA AND THE SOUTH RIGHT OF WAY LINE OF BORDER ROAD (WIDTH VARIES) ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUE S.89°40'24"E.ALONG SAID SOUTH RIGHT OF WAY LINE AND THE SOUTH LIMITED ACCESS RIGHT OF WAY LINE OF SAID BORDER ROAD (WIDTH VARIES) AS SHOWN ON STATE ROAD NO. 93 (INTERSTATE 75) RIGHT OF WAY MAP SECTION 17075-2406, A DISTANCE OF 346.63 FEET; THENCE S.77°38'25"E., ALONG SAID SOUTH LIMITED ACCESS RIGHT OF WAY LINE, A DISTANCE OF 288.15 FEET; THENCE S.89°43'39"E., ALONG SAID SOUTH LIMITED ACCESS RIGHT OF WAY LINE, A DISTANCE OF 382.98 FEET; THENCE S.40°42'12"E., ALONG THE WESTERLY LIMITED ACCESS LINE OF SAID STATE ROAD NO. 93 (INTERSTATE 75) (WIDTH VARIES), A DISTANCE OF 952.22 FEET; THENCE S.00°02'30"W., ALONG THE WEST LINE OF THAT CERTAIN PARCEL OF LAND, AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS INSTRUMENT # 2008036086, SAID PUBLIC RECORDS, A DISTANCE OF 453.60 FEET TO THE INTERSECTION WITH THE NORTH RIGHT OF WAY LINE OF EWING DRIVE (66 FOOT WIDE), AS SHOWN ON NORTH VENICE FARMS, SUBDIVISION, AS RECORDED IN PLAT BOOK 2, PAGE 203, SAID PUBLIC RECORDS; THENCE N.89°39'40"W., ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 1,644.32 FEET TO THE INTERSECTION WITH SAID EAST RIGHT OF WAY OF N AUBURN ROAD; THENCE N.00°35'05"E., ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 1,231.29 FEET TO THE POINT OF BEGINNING. BEING AND LYING IN SECTION 3, TOWNSHIP 39 SOUTH, RANGE 18 EAST, SARASOTA COUNTY, FLORIDA.

CONTAINING 1,725,994 SQUARE FEET OR 39.62 ACRES, MORE OR LESS.

SUBJECT TO PERTINENT EASEMENTS, RIGHTS OF WAY AND RESTRICTIONS OF RECORD, IF ANY.

NOTES:

1. BEARINGS ARE BASED ON AN ASSUMED MERIDIAN OF N 89°42'23" W ON THE NORTH LINE OF SEC. SEC. 3-39-19, SHOWN HEREON.
2. THE RELATIVE ERROR OF CLOSURE OF THIS SURVEY IS WITHIN THE ACCURACY ALLOWED FOR THIS TYPE OF SURVEY.
3. THE SURVEY DEPICTED HEREON IS NOT INTENDED TO SHOW THE LOCATION OR EXISTENCE OF ANY WETLAND OR JURISDICTIONAL AREAS.
4. RE-USE OF THIS SURVEY FOR THE PURPOSES OTHER THAN WHICH IT WAS INTENDED WITHOUT WRITTEN VERIFICATION, WILL BE AT THE RE-USERS SOLE RISK AND WITHOUT LIABILITY TO THE SURVEYOR. NOTHING HEREIN SHALL BE CONSTRUED TO GIVE ANY RIGHTS OR BENEFITS TO ANYONE OTHER THAN THOSE CERTIFIED TO.
5. THE PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONE "X", AS PER F.I.R.M. PANEL NO. 1251440332E DATED 09/03/1992 (SUBJECT TO VERIFICATION) (INFORMATION SCALED FROM FEMA MAP.)
6. UTILITIES SHOWN HEREON ARE PER ABOVE GROUND EVIDENCE ONLY. NO EXCAVATION WAS PERFORMED TO VERIFY THE LOCATION OR EXISTENCE OF ANY UNDERGROUND IMPROVEMENTS, STRUCTURES OR FOUNDATIONS. THIS DOCUMENT SHOULD NOT BE RELIED UPON FOR EXCAVATION OR CRITICAL DESIGN FUNCTIONS WITHOUT FIELD VERIFICATION OF UNDERGROUND UTILITY LOCATIONS. UTILITIES OTHER THAN THOSE SHOWN HEREON MAY EXIST.
7. ELEVATIONS SHOWN HEREON ARE BASED ON NGS CONTROL POINTS DESIGNATION S 175 83 A31 ELEVATION 37.22 NAVD88 AND DESIGNATION I75 83 A31 RM 1 ELEVATION 38.41 NAVD88, BRASS DISCS FOUND IN CONC AND ARE REFFERENCED TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
8. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT, NO INFORMATION REGARDING EASEMENTS RIGHTS-OF-WAY, AND/OR OWNERSHIP WERE PROVIDED TO OR PURSUED BY THE UNDERSIGNED. ENCUMBRANCES OTHER THAN SHOWN HEREON MAY EXIST.
9. A MEAN HIGH WATER SURVEY WAS NOT PERFORMED FOR THE PURPOSE OF THIS SURVEY.
10. OWNERSHIP OF FENCES, IF ANY, WERE NOT DETERMINED AS APART OF THIS SURVEY.
11. BUILDING TIES TO THE PROPERTY LINE SHOWN HEREON HAVE BEEN FIELD VERIFIED, BUILDING SETBACK INFORMATION REQUIRED BY SUBJECT COUNTY LAND DEVELOPMENT CODE WAS PROVIDED BY CLIENT AND HAS NOT BEEN CONFIRMED OR VERIFIED BY THIS OFFICE.
12. DITCHES ON THIS SITE HAVE NOT BEEN MAINTAINED AND ARE OVERGROWN WITH VEGETATION.
13. THIS SURVEY IS NOT COMPLETE WITHOUT SHEETS 1 OF 3 THROUGH 3 OF 3.

N 89°51'50" W 2667.11'(P)
N 89°44'14" W 2665.98'(F)

LEGEND

■	CMF (CONCRETE MONUMENT FOUND) SIZE AND NUMBER DENOTED.	POB	POINT OF BEGINNING
□	CMS (4X4 CONCRETE MONUMENT #7327 SET)	BM	BENCHMARK
⊙	IPF (IRON PIPE) FOUND SIZE AND NUMBER DENOTED	⊛	RAILROAD SPIKE FOUND
●	CIRF (IRON ROD) FOUND SIZE AND NUMBER DENOTED	PC	POINT OF CURVATURE
○	5/8" IRON ROD WITH PLASTIC CAP STAMPED LB #7327 SET	PT	POINT OF TANGENCY
▲	NDF (NAIL & DISK) FOUND NUMBER DENOTED	INV	INVERT ELEVATION
△	NAIL & DISK SET (LB#7327)	⌭	CONCRETE POLE
R/W	RIGHT OF WAY	PRM	PERMANENT REFERENCE MONUMENT
D	DELTA	PCP	PERMANENT CONTROL POINT
R	RADIUS	CONC.	CONCRETE
L	ARC LENGTH	O.R.	OFFICIAL RECORDS BOOK
(R)	RADIAL LINE	PG.	PAGE
(NR)	NON-RADIAL LINE	EP	EDGE OF PAVEMENT
(P)	PLAT DATA	BC	BACK OF CURB
(D)	DEED DATA	F/L	FLOWLINE
(F)	FIELD DATA	C/L	CENTERLINE
(C)	CALCULATED DATA	TBM	TEMPORARY BENCHMARK
POL	POINT ON LINE	15.6	EXISTING ELEVATION
(FDOT)	FLORIDA DEPARTMENT OF TRANSPORTATION	~15.6~	PROPOSED DRAINAGE-FLOW
	MITERED END SECTION (MES)		GRATE
UTL	OVERHEAD UTILITIY LINE	ELV	ELEVATION

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

GERALD D. SCHAPPACHER, P.S.M. No. 4679
STATE OF FLORIDA
PROFESSIONAL SURVEYOR AND MAPPER

DATE OF SURVEY 07/06/2015

GERALD D. SCHAPPACHER, P.S.M.
FLORIDA CERTIFICATE NO. 4679

SHEET# 1 OF 3

12

Drawing name: H:\Land_Projects\BORDER_ROAD\Ph 1_39 ACRES_S150323\dwg\BOUNDARY-TREE SURVEY_R2.dwg SHEET (1) Sep 01, 2016 10:41am by: KMUser

Drawing name: H:\Land_Projects\BORDER ROAD PH 1 39 ACRES S150323\dwg\BOUNDARY-TREE SURVEY R2.dwg SHEET (2) Sep 01, 2016 10:40am by: KPMUser

12A

TOPOGRAPHY & TREE SURVEY

SECTION 3, TOWNSHIP 39 SOUTH, RANGE 19 EAST

CERTIFIED TO:
D R HORTON

SHEET# 2 OF 3

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

GERALD D. STROOP, JR., P.S.M.
FLORIDA CERTIFICATE NO. 4679

STATE OF FLORIDA
No. 4679
PROFESSIONAL SURVEYOR & MAPPER

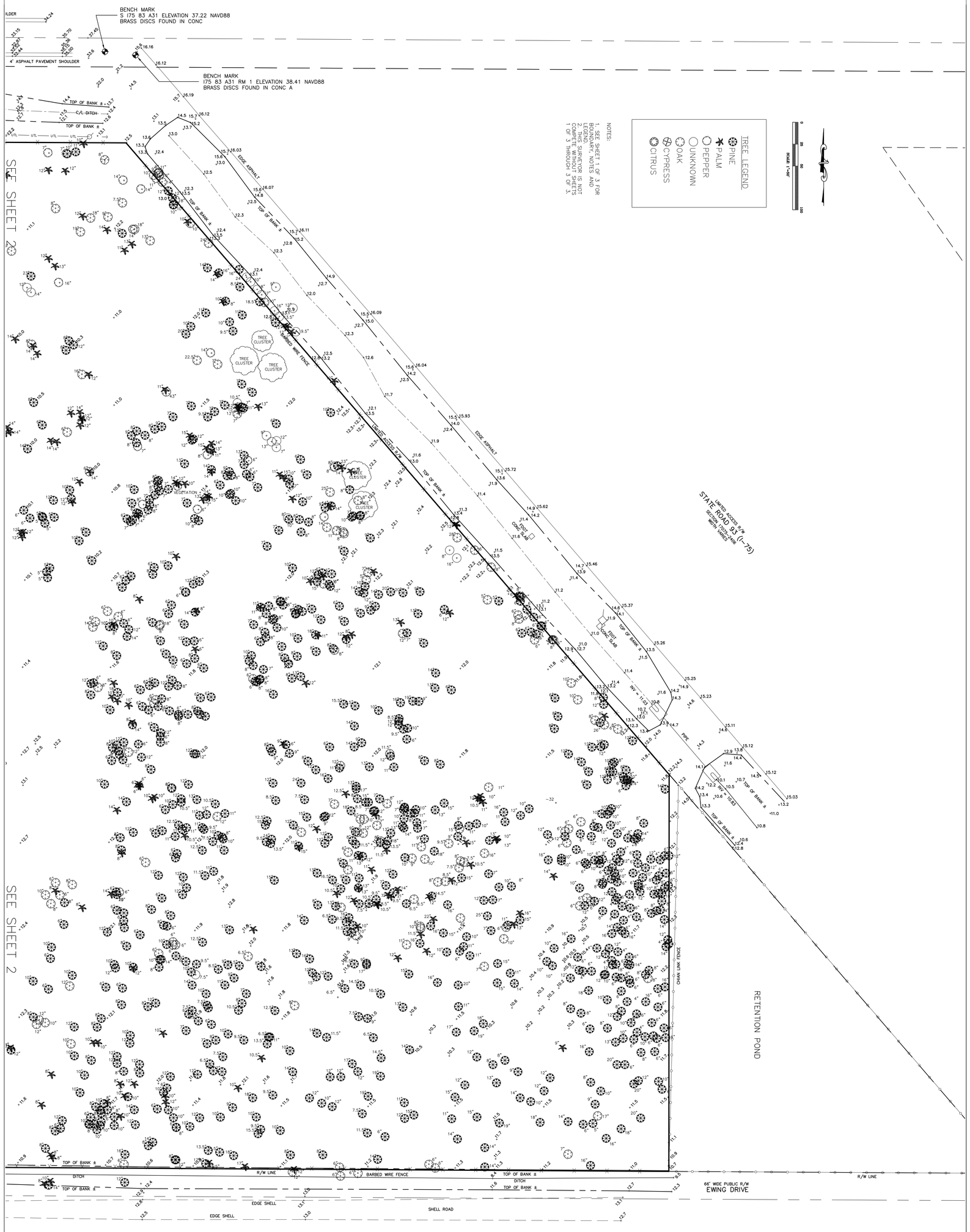
DATE OF SURVEY 07/06/2015

#	REVISION	DATE	BY
1	TOPOGRAPHY AND TREES ADDED	9/14/2015	GDS
2	NEW LEGAL DESCRIPTION ADDED	2/08/2016	GDS
3	NEW CERTIFICATIONS ADDED	2/11/2016	GDS
4	ADDITIONAL TREES SCALED FROM AERIAL ADDED	2/19/2016	GDS
5	RECERTIFIED AND UPDATE BOUNDARY AND TOPOGRAPHY ONLY	6/21/2016	GDS
6	FINISHED FLOOR ELV AND CROWN OF BORDER RD ELV ADDED	6/21/2016	GDS
7	ADD TOPO ON BORDER RD & REVISED BNDY	8/30/2016	JM

SCHAPPACHER SURVEYING, L.L.C.
CERTIFICATE OF AUTHORIZATION LB 0007977
3604 53RD AVENUE EAST, BRADENTON, FLORIDA 34203
(941) 748-8340 (941) 896-9938 FAX

Scale: 1"= 50' | Drawn by: KM | FB/PG: 1058/13 | JOB: S150323 | DATE: 07/06/2015

Drawing name: H:\Land_Projects\BORDER ROAD PH 1 39 ACRES S150323\dwg\BOUNDARY-TREE SURVEY R2.dwg SHEET (3) Sep 01, 2016 10:40am by: KPMUser



12B

TOPOGRAPHY & TREE SURVEY

SECTION 3, TOWNSHIP 39 SOUTH, RANGE 19 EAST

CERTIFIED TO:
D R HORTON

SHEET# 3 OF 3

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

GERALD D. STROOP, JR., P.S.M.
FLORIDA CERTIFICATE NO. 4679

STATE OF FLORIDA
No. 4679
PROFESSIONAL SURVEYOR & MAPPER

DATE OF SURVEY 07/06/2015

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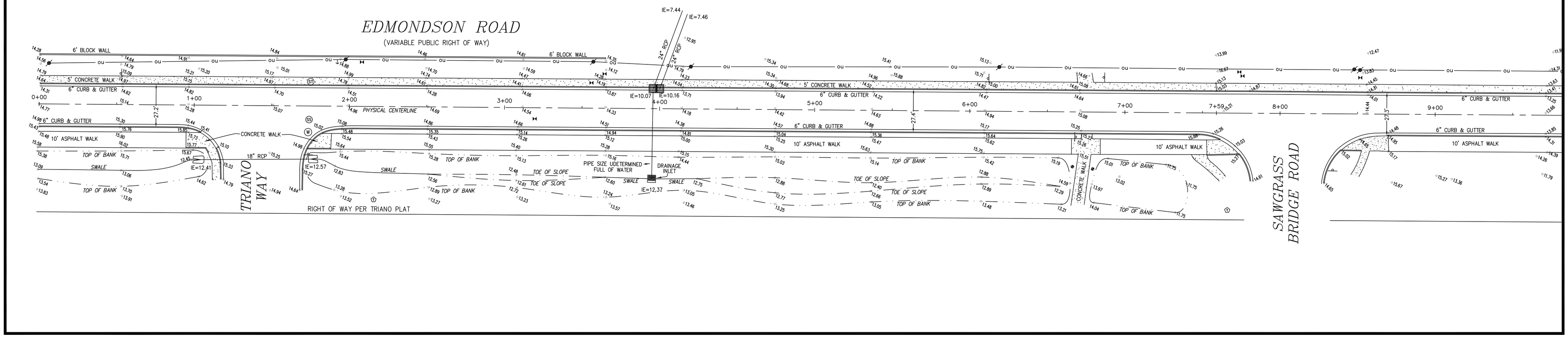
4	ADDITIONAL TREES SCALED FROM AERIAL ADDED	2/19/2016	GDS
5	RECERTIFIED AND UPDATE BOUNDARY AND TOPOGRAPHY ONLY	6/21/2016	GDS
6	FINISHED FLOOR ELV AND CROWN OF BORDER RD ELV ADDED	6/21/2016	GDS
7	ADD TOPO ON BORDER RD & REVISED BNDY	8/30/2016	JM

SCHAPPACHER SURVEYING, L.L.C.
CERTIFICATE OF AUTHORIZATION LB 0007977
3604 53RD AVENUE EAST, BRADENTON, FLORIDA 34203
(941) 748-8340 (941) 896-9938 FAX

Scale: 1"= 50' | Drawn by: KM | FB/PG: 1058/13 | JOB: S150323 | DATE: 07/06/2015



STATION 0+00 THROUGH 9+00

SYMBOL LEGEND

- = FIBER OPTIC MARKER
- = UNDERGROUND UTILITY VAULT
- = ELECTRIC MANHOLE
- = SIGN
- = STORM INLET
- = UTILITY POLE
- = GUY WIRE
- = FIRE HYDRANT
- = VALVE
- = BOLLARD
- = GAS VALVE
- = TELECOMMUNICATION (PHONE, CABLE ECT.)
- = SEWER MANHOLE
- = WATER MANHOLE
- = STORM MANHOLE
- = CHAINLINK FENCE
- = OVERHEAD UTILITY
- = SPOT ELEVATION

NORTH

0 30 60

1 INCH = 30 FT.

SHEET 1 OF 3

ABBREVIATIONS:

(P) = PLATTED DISTANCE, BEARING OR INFORMATION
(M) = MEASURED DISTANCE, BEARING OR ANGLE
(C) = CALCULATED DISTANCE, BEARING OR ANGLE
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LB = LICENSED BUSINESS
PSM = PROFESSIONAL SURVEYOR AND MAPPER
PCP = PERMANENT CONTROL POINT
PRM = PERMANENT REFERENCE MONUMENT
PK = NAIL MANUFACTURED BY PARKER-KALON
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B.M. = BENCH MARK
PID = PROPERTY IDENTIFICATION NUMBER
IE = INVERT ELEVATION

SURVEYOR'S NOTES:

1. THIS IS NOT BOUNDARY SURVEY.

2. NO IMPROVEMENTS, OTHER THAN THOSE NOTED, ARE SHOWN ON THIS SURVEY. IMPROVEMENTS SUCH AS, BUT NOT LIMITED TO, SUBSURFACE UTILITIES, FOUNDATIONS, TREES, SPRINKLER SYSTEMS, LANDSCAPE FEATURES, ETC., ARE NOT SHOWN UNLESS OTHERWISE NOTED.

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6. BEARINGS SHOWN HEREON ARE ASSUMED, AND REFER TO THE WEST LINE OF SECTION 3, TOWNSHIP 39 SOUTH, RANGE 19 EAST AS BEING N 00°22'05" E, BETWEEN THE TWO MONUMENTS DEFINING SAID LINE AS SHOWN HEREON.

7. ELEVATIONS HEREON ARE BASED UPON NGS (NATIONAL GEODETIC SURVEY) DESIGNATION I75 R 19, WITH A ELEVATION OF 39.53 FEET NAVD88 (NORTH AMERICAN VERTICAL DATUM OF 1988).

SURVEYOR'S CERTIFICATE

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BY: _____ DATE OF SURVEY: 07/29/2024

MICHAEL P. ALLEN
PROFESSIONAL SURVEYOR AND MAPPER NO. 6822
STATE OF FLORIDA

STATE OF FLORIDA — MICHAEL P. ALLEN — NO. 6822 — PROFESSIONAL SURVEYOR AND MAPPER

UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

TITLE: ROUTE SURVEY
PREPARED FOR: MICHAEL MILLER
CERTIFIED TO: N/A
SKETCH NO.: 896096 SCALE: 1"=30'
DRAWN BY: KRM CHECKED BY: MPA

Brigham/Allen Land Surveying, LLC
L.B. Number 7898
EMAIL: BrighamAllenSurveying@gmail.com
303 S. TAMIAMI TRAIL
Suite E – Nokomis, Florida 34275
Phone: (941) 493-4430
Fax: (800) 447-7402

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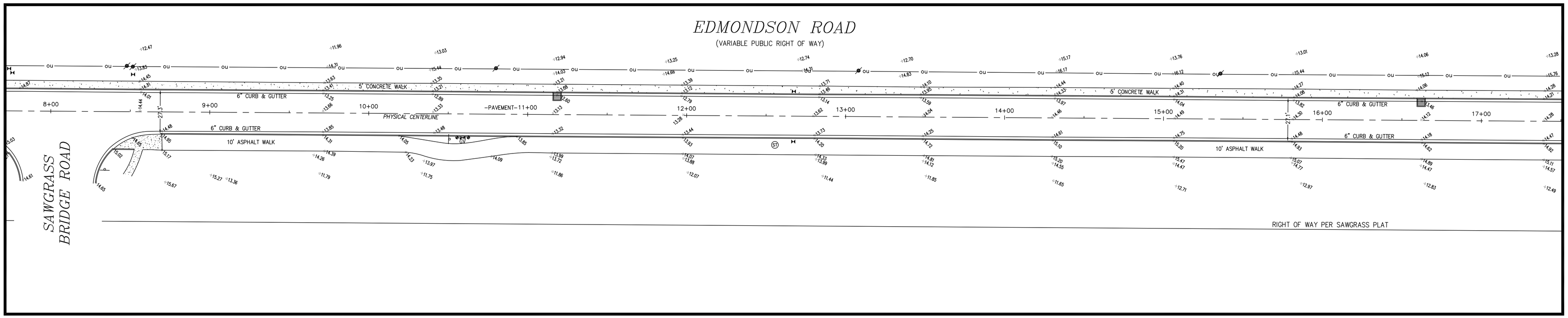
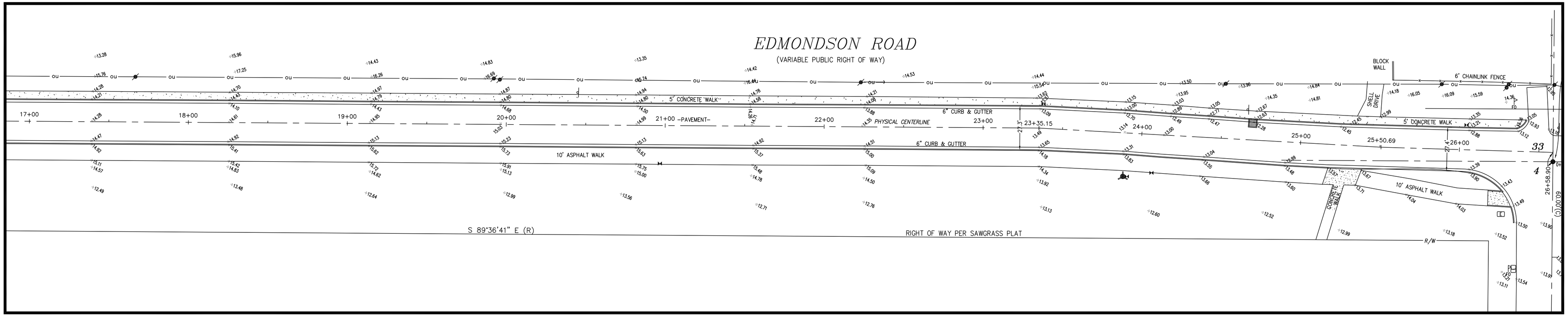


STATION 8+00 THROUGH 17+00



STATION 17+00 THROUGH 26+58.90

SYMBOL LEGEND

- FO = FIBER OPTIC MARKER
- = UNDERGROUND UTILITY VAULT
- (E) = ELECTRIC MANHOLE
- = SIGN
- = STORM INLET
- = UTILITY POLE
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- = FIRE HYDRANT
- = VALVE
- = BOLLARD
- GV = GAS VALVE
- = TELECOMMUNICATION (PHONE, CABLE ECT.)
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- (W) = WATER MANHOLE
- (ST) = STORM MANHOLE
- —X—X— = CHAINLINK FENCE
- —ou— = OVERHEAD UTILITY
- XX.XX = SPOT ELEVATION

NORTH

0 30 60

1 INCH = 30 FT.

SHEET 2 OF 4

SURVEYOR'S CERTIFICATE

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BY: _____ DATE OF SURVEY: 9/1/2017

MICHAEL P. ALLEN STATE OF FLORIDA
PROFESSIONAL SURVEYOR AND MAPPER NO. 6822
STATE OF FLORIDA

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TITLE: ROUTE SURVEY
PREPARED FOR: MICHAEL MILLER
CERTIFIED TO: N/A
SKETCH NO.: 896096 SCALE: 1"=30'
DRAWN BY: PJA CHECKED BY: MPA

Brigham/Allen Land Surveying, LLC
L.B. Number 7898
EMAIL: BrighamAllenSurveying@gmail.com
303 S. TAMIAMI TRAIL
Suite E – Nokomis, Florida 34275
Phone: (941) 493-4430
Fax: (800) 447-7402

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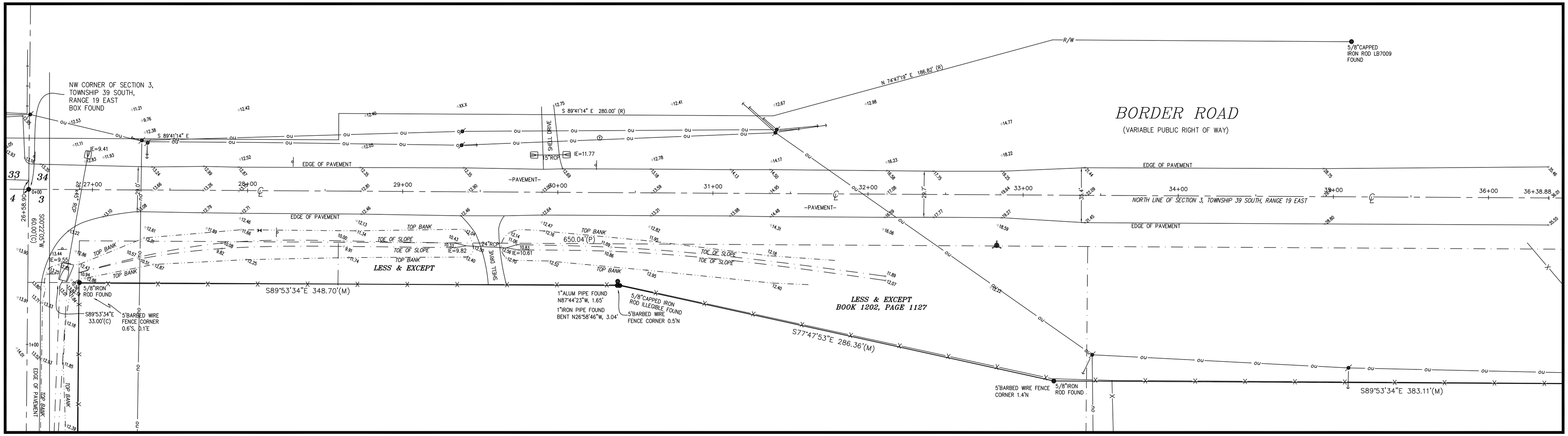

STATION 26+58.90 THROUGH 36+38.88

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- —ou— = OVERHEAD UTILITY
- XX.XX = SPOT ELEVATION

NORTH

0 30 60

1 INCH = 30 FT.

SHEET 3 OF 4

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BY: _____ DATE OF SURVEY: 9/1/2017

MICHAEL P. ALLEN
PROFESSIONAL SURVEYOR AND MAPPER NO. 6822
STATE OF FLORIDA

STATE OF FLORIDA · MICHAEL P. ALLEN · NO. 6822 · PROFESSIONAL SURVEYOR AND MAPPER

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TITLE: ROUTE SURVEY
PREPARED FOR: MICHAEL MILLER
CERTIFIED TO: N/A
SKETCH NO.: 896096 SCALE: 1"=30'
DRAWN BY: PJA CHECKED BY: MPA

Brigham/Allen Land Surveying, LLC
L.B. Number 7898
EMAIL: BrighamAllenSurveying@gmail.com
303 S. TAMIAMI TRAIL
Suite E – Nokomis, Florida 34275
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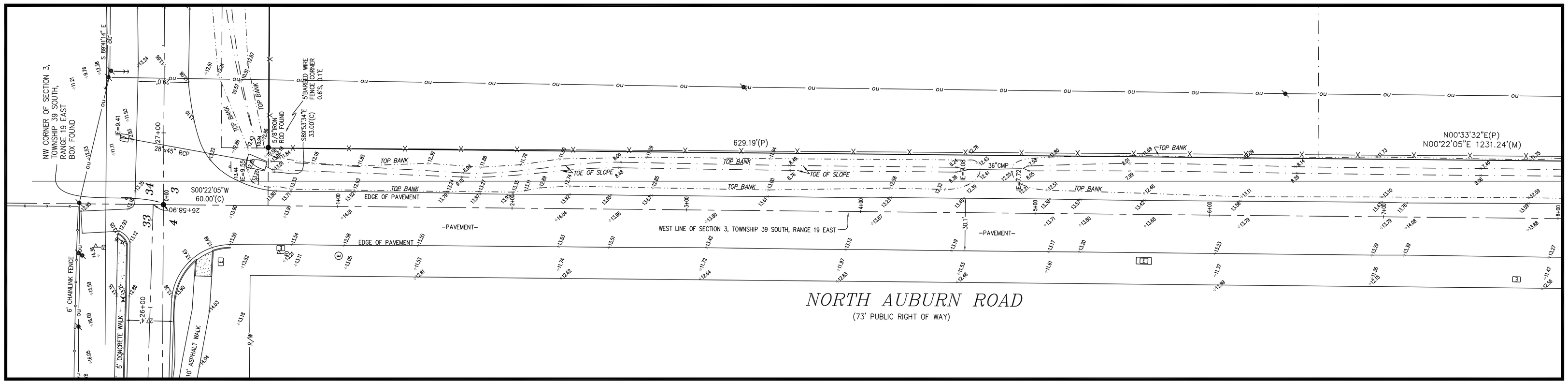
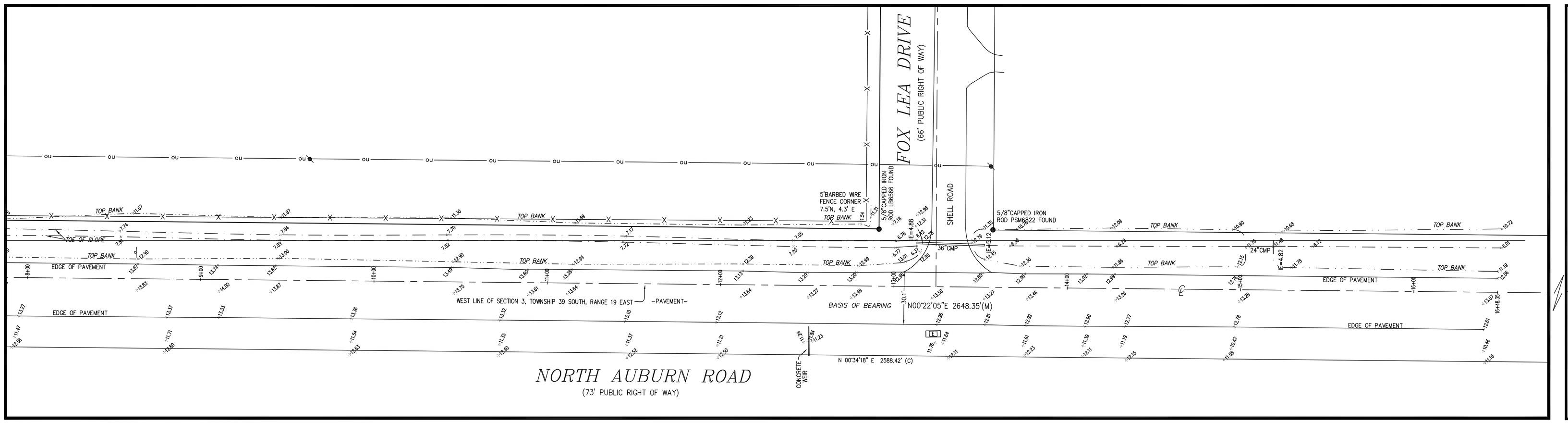


STATION 0+00 THROUGH 8+00



STATION 8+00 THROUGH 16+48.35

SYMBOL LEGEND

- FO = FIBER OPTIC MARKER
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- E = ELECTRIC MANHOLE
- = SIGN
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NORTH

0 30 60

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SHEET 4 OF 4

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BY: _____ DATE OF SURVEY: 9/1/2017

MICHAEL P. ALLEN, FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NO. 6822
STATE OF FLORIDA

STATE OF FLORIDA — LICENSED — NO. 6822 — PROFESSIONAL SURVEYOR AND MAPPER

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TITLE: ROUTE SURVEY
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CERTIFIED TO: N/A
SKETCH NO.: 896096 SCALE: 1"=30'
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Suite E – Nokomis, Florida 34275
Phone: (941) 493-4430
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13C

GENERAL NOTES

1. ALL ELEVATIONS REFER TO N.A.V.D. OF 1988.
2. ALL WORK TO BE DONE ACCORDING TO LOCAL REGULATORY AGENCY STANDARDS AND SPECIFICATIONS.
3. ALL DISTURBED AREAS WITHIN PUBLIC RIGHT-OF-WAY ARE TO BE SODDED.
4. IF THERE IS ANY QUESTION, CONFLICT OR DISCREPANCY ON THE CIVIL CONSTRUCTION PLANS, CONTRACTOR TO CONTACT PROFESSIONAL ENGINEERING RESOURCES, INC. IN WRITING AND OBTAIN WRITTEN CLARIFICATION PRIOR TO INSTALLATION OR CONSTRUCTION.
5. CONTRACTOR TO CALL "SUNSHINE" 1-800-432-4770 48 HOURS PRIOR TO ANY CONSTRUCTION, FOR UTILITY LOCATIONS.
6. ALL UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTRACTOR TO VERIFY ALL LOCATIONS BEFORE BEGINNING WORK.
7. THE CONTRACTOR SHALL PROVIDE ALL BRACING, SHEETING OR SHORING NECESSARY TO CONSTRUCT AND PROTECT ANY EXCAVATION AGAINST COLLAPSING ACCORDING TO OSHA SAFETY AND HEALTH STANDARDS. TRENCHES SHALL BE KEPT DRY WHILE PIPE IS LAID. DEWATERING SHALL BE PROVIDED WHERE NECESSARY AND INCLUDED IN THE UNIT PIPE COST.
8. ALL PIPE SHALL BE PLACED ON DRY, UNDISTURBED SOIL. WET AND UNSUITABLE EXISTING MATERIAL SHALL BE REPLACED WITH COMPACTED SELECTED BACKFILL MATERIAL. PIPE BEDDING SHALL BE A MINIMUM 8" CLASS C BEDDING. IF CONTRACTOR CANNOT OBTAIN THE NECESSARY BEDDING DENSITY (98% MODIFIED PROCTOR AASHTO T-180 OUTSIDE PAVEMENT AND 98% MODIFIED PROCTOR AASHTO T-180 INSIDE PAVEMENT) CONTRACTOR TO USE CLASS B BEDDING. CONTRACTOR TO HAVE ALL BEDDING TESTED FOR COMPACTION.
9. BACKFILL MATERIAL SHALL BE SOLIDLY TAMPED AROUND PIPES IN 6" LAYERS UP TO A LEVEL OF AT LEAST ONE FOOT ABOVE THE TOP OF THE PIPE. SEE TESTING SCHEDULE FOR COMPACTION REQUIREMENTS.
10. CONCRETE SHALL HAVE A COMPRESSIVE STRENGTH OF AT LEAST 3,000 P.S.I. IN 28 DAYS, UNLESS OTHERWISE NOTED.
11. REINFORCING SHALL BE BILLET STEEL BARS CONFORMING TO ASTM A615 GRADE 40 OR BETTER.
12. PROTECTION OF EXISTING STORM SEWER SYSTEMS:
    DURING CONSTRUCTION, ALL STORM SEWER INLETS IN THE VICINITY OF THE PROJECT SHALL BE PROTECTED BY SEDIMENT TRAPS SUCH AS SECURED SAND BAGS, SOD, STONE, ETC., WHICH SHALL BE MAINTAINED AND MODIFIED AS REQUIRED BY CONSTRUCTION PROGRESS.
13. ALL LANDSCAPING IS TO COMPLY WITH LOCAL REGULATORY AGENCY LANDSCAPE CODE.
14. ALL STOP BARS, STOP PAVEMENT MARKINGS, ARROWS AND HANDICAP SYMBOLS ARE TO BE THERMO PLASTIC.
15. ALL PAVEMENT STRIPING IS TO COMPLY WITH BOTH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND SECTION 711, PAINTING, OF THE LATEST EDITION OF F.D.O.T. STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITIONS.
16. TREE BARRICADES MUST REMAIN INTACT THROUGHOUT CONSTRUCTION. ENCROACHMENT INTO OR FAILURE TO MAINTAIN TREE BARRICADES WILL RESULT IN ENFORCEMENT ACTION WHICH MAY INCLUDE CITATIONS AND/OR PERMIT REVOCATION.
17. EXISTING BOUNDARY, IMPROVEMENTS, TREES & TOPOGRAPHY TAKEN FROM BRIGHAM/ALLEN LAND SURVEYING BOUNDARY SURVEY DATED 7/02/2017, SURVEY DATED 9/1/2017 AND SCHAPPACHER SURVEYING, L.L.C. TOPOGRAPHY AND TREE SURVEY LAST REVISED 8/30/2016.
18. IT IS THE CONTRACTOR'S RESPONSIBILITY TO BECOME FAMILIAR WITH THE PERMITS AND INSPECTION REQUIREMENTS OF THE VARIOUS GOVERNMENTAL AGENCIES AND THE ENGINEER. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS, EXEMPTION NOTICES, AND UTILITY LICENSES, PRIOR TO CONSTRUCTION, AND SCHEDULE INSPECTIONS ACCORDING TO AGENCY AND ENGINEER INSTRUCTIONS.
19. CONSTRUCTION EQUIPMENT IS NOT ALLOWED ON THE SITE UNTIL THE TREE REMOVAL PERMIT AND SITE WORK PERMIT ARE OBTAINED FROM THE LOCAL REGULATORY AGENCY.
20. CONTRACTOR TO PROVIDE A THREE (3) FOOT WIDE STRIP OF SOD AROUND ALL PARKING AREAS, DRIVE AREAS AND INTERNAL ROADS (BEHIND CURBS), IN ADDITION TO THE DISTURBED AREAS WITHIN THE RIGHT OF WAY.
21. THE QUANTITIES SHOWN ON THE ENGINEERING CONSTRUCTION DRAWINGS ARE ONLY ESTIMATES AND SHOULD BE RE-CALCULATED BY THE CONTRACTOR/SUBCONTRACTOR FOR BID SUBMITTALS.
22. THE CONTRACTOR/SUBCONTRACTOR SHALL PLACE A SIDEWALK CONTRACTION JOINTS AND ROADWAY ASPHALT, BASE AND SUB BASE AS PER CITY OF VENICE DETAILS FOR THE ON SITE WORK AND SARASOTA COUNTY REQUIREMENTS WITHIN BORDER ROAD AND AUBURN ROAD RIGHT OF WAY. NO WORK SHALL COMMENCE WITHIN THE F.D.O.T. R-O-W.
23. THE CONTRACTOR/SUBCONTRACTOR SHALL LOCATE, FORM, AND SLOPE THE SIDEWALKS IN ACCORDANCE WITH THE SITE GRADING PLAN.
24. THE CONTRACTOR/SUBCONTRACTOR SHALL CONSTRUCT PAVEMENT IN ACCORDANCE WITH THE TYPICAL PAVEMENT SECTION DETAILS. THE PAVEMENT SHALL BE GRADED SHALL CONFORM TO THOSE SPECIFIED ON THE PAVING, GRADING AND DRAINAGE PLAN, AND PLAN & PROFILES.
25. SIDEWALK CONSTRUCTION SHALL BE FLUSH WITH PAVEMENT WHERE THEY ARE ADJACENT OR MEET, UNLESS OTHERWISE SHOWN.
26. MATERIALS AND CONSTRUCTIONS METHODS FOR STREETS AND STORM DRAINAGE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LOCAL REGULATORY AGENCY OR LATEST REVISION THEREOF.
27. ALL PIPES NOTED ON THE PLANS AS RCP SHALL BE REINFORCED CONCRETE PIPE, CLASS III, WITH RUBBER GASKET JOINTS.
28. REPAIR AND REPLACEMENT OF ALL PRIVATE AND PUBLIC PROPERTY AFFECTED BY THIS WORK SHALL BE RESTORED TO A CONDITION EQUAL TO OR BETTER THAN EXISTING CONDITIONS BEFORE COMMENCING CONSTRUCTION WORK UNLESS SPECIFICALLY EXEMPTED BY THE PLANS. ADDITIONAL COSTS ARE INCIDENTAL TO OTHER CONSTRUCTION AND NO EXTRA COMPENSATION IS NOT BE ALLOWED.
29. ALL DISTURBED AREAS WHICH ARE NOT TO BE SODDED ARE TO BE SEEDED AND MULCHED TO D.O.T. STANDARDS AND MAINTAINED UNTIL A SATISFACTORY STAND OF GRASS ACCEPTABLE TO THE REGULATORY AGENCY AND ENGINEER OF RECORD HAVE BEEN OBTAINED. ANY WASHOUTS, GRADING, RESEEDING AND PASSING WORK INCLUDING MOWING AND OTHER EROSION WORK REQUIRED, WILL BE PERFORMED BY THE CONTRACTOR/SUBCONTRACTOR UNTIL THE SYSTEM IS ACCEPTED FOR MAINTENANCE BY THE REGULATORY AGENCY AND ENGINEER OR RECORD. NO ADDITIONAL COMPENSATION IS ALLOWED FOR THIS WORK.
30. THE CONTRACTOR/SUBCONTRACTOR SHALL TAKE PRECAUTIONS AS NECESSARY TO PROTECT ALL EXISTING UTILITIES DURING CONSTRUCTION. IF UTILITIES ARE DAMAGED AS A RESULT OF THE PROPOSED WORK, THE CONTRACTOR/SUBCONTRACTOR SHALL REPAIR THE UTILITIES AT NO ADDITIONAL EXPENSE TO THE OWNER.
31. THE LOCATION OF ALL EXISTING UTILITIES SHOWN ON THE PLANS HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR/SUBCONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR ACCURACY. PRIOR TO START OF ANY CONSTRUCTION ACTIVITY, IT SHALL BE THE CONTRACTOR'S/SUBCONTRACTOR'S RESPONSIBILITY TO NOTIFY THE VARIOUS UTILITIES AND TO MAKE THE NECESSARY ARRANGEMENTS FOR ANY RELOCATIONS OF THESE UTILITIES WITH THE OWNER OF THE UTILITY. THE CONTRACTOR/SUBCONTRACTOR SHALL EXERCISE CAUTION WHEN CROSSING AN UNDERGROUND UTILITY, WHETHER SHOWN ON THE PLANS OR LOCATED BY THE UTILITY COMPANY. ALL UTILITIES WHICH INTERFACE WITH THE PROPOSED CONSTRUCTION SHALL BE RELOCATED BY THE RESPECTIVE UTILITY COMPANIES AND THE CONTRACTOR/SUBCONTRACTOR SHALL COOPERATE WITH THE UTILITY COMPANIES DURING RELOCATION OPERATIONS. ANY DELAY OR INCONVENIENCE CAUSED TO THE CONTRACTOR/SUBCONTRACTOR BY THE RELOCATION OF THE VARIOUS UTILITIES SHALL BE INCIDENTAL TO THE CONTRACT AND NO EXTRA COMPENSATION SHALL BE ALLOWED.
32. CHAPTER 77-153 OF THE FLORIDA STATUTES REQUIRES THAT AN EXCAVATOR NOTIFY ALL GAS UTILITIES A MINIMUM OF TWO WORKING DAYS PRIOR TO EXCAVATING. MAPS SHOW ONLY THE APPROXIMATE LOCATION OF GAS MAINS AND SERVICE LINES. THEY DO NOT SHOW SERVICE LINES. THE ONLY SAFE AND PROPER WAY TO LOCATE EITHER MAINS OR SERVICES LINES IS BY AN ON-SITE INSPECTION BY THE RESPECTIVE GAS PERSONNEL. THEREFORE, EXCAVATORS ARE INSTRUCTED TO TELEPHONE THE RESPECTIVE GAS COMPANY TWO WORKING DAYS BEFORE ENTERING A CONSTRUCTION AREA.
33. THE CONTRACTOR/SUBCONTRACTOR WILL BE EXPECTED TO MEET ALL REQUIREMENTS OF THE LOCAL REGULATORY AGENCY UTILITY DEPARTMENT AND THE LOCAL REGULATORY AGENCY ENGINEERING DEPARTMENT, INCLUDING ADVANCE NOTIFICATION TO THE LOCAL REGULATORY AGENCY ENGINEER AND THE ENGINEER OF RECORD, SO THAT THEY CAN WITNESS ALL REQUIRED TESTS OF THE SANITARY SEWER SYSTEM. INFILTRATION TESTING OF THE SANITARY SEWER SYSTEM WILL BE REQUIRED TO BE PERFORMED BY THE CONTRACTOR/SUBCONTRACTOR. INFILTRATION SHALL NOT EXCEED 300 GALLONS PER DAY PER INCH OF DIAMETER PER MILE OF LENGTH. IN THE EVENT THAT GROUNDWATER IS NOT ENCOUNTERED DURING SANITARY SEWER CONSTRUCTION OR IF THE GROUNDWATER ENCOUNTERED IS NOT 24" ABOVE THE TOP OF THE PIPE, EXFILTRATION TESTING OF THE SANITARY SEWER SYSTEM WILL NOT BE NECESSARY. THE TESTING WILL BE THE RESPONSIBILITY OF THE CONTRACTOR/SUBCONTRACTOR AND SHALL OBTAIN ALL NECESSARY TESTS AND INSPECTIONS PRIOR TO FINAL INSPECTION BY THE OWNER & ENGINEER.
34. RECORD DRAWING AND MASTER UTILITY PLAN ARE REQUIRED FOR THIS PROJECT AND SHALL INCLUDE:
    (a) STORM SEWER INVERTS, RIM ELEVATIONS, GRATE ELEVATIONS, DUTFALL STRUCTURE INFORMATION, PIPE LENGTHS, PIPE TYPES, PAVEMENT ELEVATIONS, TOP OF BANK ELEVATIONS, BOTTOM OF BANK ELEVATIONS, BANK SIDE SLOPES, UNDERDRAIN INVERT AND LOCATION, LITTORAL AREA SIZE AND ELEVATIONS PLUS ANY OTHER INFORMATION REQUESTED BY THE ENGINEER OF RECORD, CITY OF VENICE, AND SWFWMD.
    (b) PAVEMENT GRADES, HIGH POINTS, LOW POINTS, CROSS-SLOPES PLUS ANY OTHER INFORMATION REQUESTED BY THE ENGINEER OF RECORD, CITY OF VENICE AND SWFWMD.
    (c) GATE VALVES, FITTING LOCATIONS AND ELEVATIONS, FIRE HYDRANT LOCATIONS FITTING, SWING TIES (2 EA.) PER FITTING, GATE VALVE (e. PLUS ANY OTHER INFORMATION REQUESTED AS PER THE ENGINEER OF RECORD, CITY OF VENICE AND SWFWMD.
    (d) SANITARY SEWER MANHOLE RIM AND INVERT ELEVATION, PIPE LENGTHS, TYPES AND SLOPES, SWING TIES (2 cTWO) EA PLUS ANY OTHER INFORMATION REQUESTED AS PER ENGINEER OF RECORD, CITY OF VENICE AND SWFWMD.
    (e) SWING-TIE ALL FITTINGS ON WATER AND SANITARY SEWER FORCE MAINS PLUS ELEVATION SHOTS ON ALL FITTINGS; AT ALL OFFSETS, AND EVERY 100 LF. ON TOP OF PIPE AS WELL AS CLEANOUTS PLUS ANY OTHER INFORMATION REQUESTED AS PER ENGINEER OF RECORD, CITY OF VENICE AND SWFWMD.
    (f) DUTFALL STRUCTURE SKIMMER TOP AND BOTTOM ELEVATIONS PLUS WEIR WIDTH PLUS ANY OTHER INFORMATION REQUESTED BY THE ENGINEER OF RECORD, CITY OF VENICE AND SWFWMD.
    (g) RECORD DRAWING AND MASTER UTILITY PLAN REQUIREMENTS

    THE RECORD DRAWINGS AND MASTER UTILITY PLAN INCLUDING GIS/CAD FORMAT SHALL COMPLY WITH THE CITY OF VENICE DEPARTMENT OF ENGINEERING AND UTILITIES GENERAL NOTES AND TESTING REQUIREMENTS DOCUMENTS SECTION 7, 7.1, 7.2, 7.3 & 7.4. PLEASE SEE LOWER RIGHT CORNER OF THIS SHEET. THE SURVEYOR SHALL PREPARE THE RECORD DRAWING AND MASTER UTILITY PLAN AND MAKE ALL REQUIRED CHANGES TO THE RECORD DRAWINGS AND MASTER UTILITY PLAN AS REQUESTED BY THE CITY OF VENICE, ENGINEER OF RECORD AND SWFWMD. THE RECORD DRAWINGS AND MASTER UTILITY PLAN SHALL BE COMPLETED IN PHASES AS THE WATER, SEWER AND DRAINAGE WORK IS COMPLETED WHICH WILL REQUIRE MULTIPLE TRIPS TO THE FIELD. THE SURVEYOR SHALL SUBMIT THE PHASED RECORD DRAWINGS AND MASTER UTILITY PLAN TO PROFESSIONAL ENGINEERING RESOURCES FOR REVIEW WITHIN 10 DAYS AS THE WATER, SEWER AND DRAINAGE ARE BEING COMPLETED. THE FINAL RECORD DRAWING AND MASTER UTILITY PLAN SHALL BE SUBMITTED TO ENGINEER OF RECORD WITHIN TEN DAYS OF THE ASPHALT BEING INSTALLED. THE CONTRACTOR SHALL INCLUDE IN THEIR BID THE TIME REQUIRED FOR THE SURVEYOR TO MAKE MULTIPLE TRIPS INCLUDE IN THEIR BID THE TIME REQUIRED FOR THE SURVEYOR TO MAKE MULTIPLE TRIPS TO THE FIELD AS WELL AS MAKE THE REQUIRED CHANGES BY THE ENGINEER, CITY OF VENICE & SWFWMD. THE SURVEYOR SHALL PROVIDE THE NECESSARY PAPER COPIES AND CD AS REQUESTED BY THE ENGINEER, CITY OF VENICE AND SWFWMD.
35. CLASS C, BEDDING SHALL BE USED UNLESS INDICATED OTHERWISE ON THE DRAWINGS OR BY THE ENGINEER OF RECORD OR SOILS ENGINEER. IF THE REQUIRED BEDDING COMPACTION CANNOT BE OBTAINED, CONTRACTOR SHALL REMOVE BEDDING MATERIAL AND REPLACE WITH CLASS B BEDDING MATERIAL.
36. THE CONTRACTOR SHALL COORDINATE THE WORK WITHIN PUBLIC RIGHT OF WAYS WITH THE PROPER AGENCIES FOR MAINTENANCE OF TRAFFIC, CONSTRUCTION, AND REPAIR WORK. CONTRACTOR TO SUPPLY AND INSTALL ALL REQUIRED TRAFFIC CONTROL DEVICES AS REQUIRED BY THE GOVERNMENTAL AGENCY/AGENCIES AND AS SHOWN ON THESE PLANS.
37. ALL EXCESS SUITABLE AND UNSUITABLE DELETERIOUS MATERIAL FROM CLEARING, AND OTHER ACTIVITIES SHALL BE DISPOSED OF OFF-SITE BY THE CONTRACTOR.
38. THE CONTRACTOR/SUBCONTRACTOR WILL BE EXPECTED TO MEET ALL THE REQUIREMENTS OF THE LOCAL REGULATORY AGENCY ENGINEERING DEPARTMENT INCLUDING ADVANCE NOTIFICATION SO THAT THEY CAN WITNESS ALL REQUIRED TESTS OR INSPECTIONS.
39. TESTING ENGINEER IS TO SUPPLY PROFESSIONAL ENGINEERING RESOURCES INC. AND OWNER WITH A PHOTOCOPY OF ALL BASE, SUBBASE, ASPHALT COMPACTION AND THICKNESS TEST RESULTS. ALL UTILITY TRENCH BACKFILL, BACKFILL, COMPACTION TEST RESULTS AND ALL CONCRETE TESTS RESULTS ARE TO BE PROVIDED TO ENGINEER OF RECORD AUGUST 13, 2021 REPORT NO. 220333, MARCH 4, 2024 REPORT NO. 240091 JUNE 16, 2022, REPORT NO. 220333, MARCH 4, 2024 REPORT NO. 240091. TO THE ENGINEER OF RECORD AND OWNER IN WRITING THAT ALL TESTING REQUIREMENTS REQUIRED BY THE CITY OF VENICE AND THE TESTING SCHEDULE SHOWN ON THESE PLANS HAVE BEEN SATISFIED.
40. ALL DRAINAGE STRUCTURE GRATES & COVERS, AND ALL SANITARY COVERS SHALL BE TRAFFIC RATED FOR H-20 LOADINGS EXCEPT FOR THE DUTFALL STRUCTURE GRATE.
41. THE CONTRACTOR SHALL MAINTAIN THE STORM DRAINAGE SYSTEM UNTIL FINAL ACCEPTANCE OF THE PROJECT. THE STORM SYSTEM WILL BE INSPECTED BY THE OWNER'S ENGINEER PRIOR TO CERTIFICATION TO THE LOCAL REGULATORY AGENCY AND THE OWNER. IF NECESSARY THE CONTRACTOR SHALL CLEAN THE STORM DRAINAGE PIPES OUT AND REPAIR ALL WASH OUTS AT NO COST TO THE OWNER.
42. PROPOSED SPOT ELEVATIONS REPRESENT FINISHED PAVEMENT OR GROUND SURFACE GRADE UNLESS OTHERWISE NOTED ON DRAWINGS.
43. PRIOR TO CONSTRUCTING CONCRETE PAVEMENT, THE CONTRACTOR SHALL SUBMIT A PROPOSED JOINTING PATTERN PLAN TO PROFESSIONAL ENGINEERING RESOURCES, INC. FOR REVIEW AND APPROVAL.
44. CONTRACTOR SHALL TRIM, TACK, AND MATCH EXISTING PAVEMENT AT LOCATION WHERE NEW PAVEMENT MEETS EXISTING PAVEMENT.
45. THE CONTRACTOR SHALL STABILIZE BY SEED AND MULCH, SOD, OR OTHER APPROVED MATERIALS, ANY DISTURBED AREAS WITHIN TWO (2) DAYS FOLLOWING CONSTRUCTION OF THE UTILITY SYSTEM AND PAVEMENT AREAS. CONTRACTOR SHALL MAINTAIN SUCH AREAS INCLUDING MOWING UNTIL FINAL ACCEPTANCE BY OWNER.
46. CONTRACTOR TO PROVIDE AND MAINTAIN EROSION CONTROL/SEDIMENTATION BARRIER (HAY BALES OR SILTATION CURTAIN) TO PREVENT SILTATION OF ADJACENT PROPERTY, STREETS, STORM SEWERS, AND WATERWAYS. IN ADDITION, TEMPORARY EROSION CONTROLS SHALL BE LOCATED BY THE ENGINEER/CONTRACTOR, AS NECESSARY, IN ORDER TO PREVENT SILTATION OF EXISTING UTILITY AND DRAINAGE STRUCTURES, DRAINAGE DITCHES, WATERBODIES, WETLANDS, AND ADJACENT PROPERTY. IT IS THE CONTRACTORS RESPONSIBILITY TO CONTROL AND REGULATE THE DISCHARGE OF SURFACE WATER RUNOFF FROM THE SITE DURING CONSTRUCTION TO CONTROL EROSION AND TRANSPORT OF SEDIMENT. IF NECESSARY, CONTRACTOR TO CONSTRUCT TEMPORARY PONDS TO CONTROL SURFACE WATER RUNOFF, SEDIMENT EROSION LEAVING THE SITE. ALL PAVEMENT MARKINGS SHALL COMPLY WITH CITY OR COUNTY REQUIREMENTS. ALL PAVEMENT MARKINGS NOT COVERED BY CITY OR COUNTY REQUIREMENTS SHALL CONFORM TO F.D.O.T. STANDARD INDEX NO. 17346, PAGES 1-14, F.D.O.T. DESIGN STANDARDS DATED 2015.
47. IF WIND EROSION BECOMES SIGNIFICANT DURING CONSTRUCTION, THE CONTRACTOR SHALL STABILIZE THE AFFECTED AREA USING SPRINKLING, IRRIGATION OR OTHER ACCEPTABLE METHODS AT NO COST TO THE OWNER.
48. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING APPLICABLE TESTING WITH THE TESTING ENGINEER. UPON COMPLETION OF THE WORK, THE CONTRACTOR SHALL SUBMIT CERTIFICATION TO THE OWNER, PROFESSIONAL ENGINEERING RESOURCES INC. AND GOVERNMENT AGENCY STATING THAT ALL TESTING REQUIREMENTS HAVE BEEN MET.
49. IT IS THE CONTRACTOR'S RESPONSIBILITY TO BECOME FAMILIAR WITH THE PERMIT AND INSPECTION REQUIREMENTS OF THE VARIOUS GOVERNMENTAL AGENCIES AND THE ENGINEER. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION, AND SCHEDULE INSPECTIONS ACCORDING TO AGENCY AND PROFESSIONAL ENGINEERING RESOURCES INSTRUCTIONS.
50. ALL SPECIFICATIONS AND DOCUMENTS REFERRED TO SHALL BE OF LATEST REVISION.
51. ALL WORK PERFORMED SHALL COMPLY WITH THE REGULATIONS AND ORDINANCES OF THE VARIOUS GOVERNMENTAL AGENCIES HAVING JURISDICTION OVER THE WORK, AND ACCORDING TO MANUFACTURES RECOMMENDATION.
52. AT LEAST 14 (FOURTEEN) WORKING DAYS PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY PROFESSIONAL ENGINEERING RESOURCES, INC. AND GOVERNMENTAL AGENCIES AND SUPPLY THEM WITH ALL THE CONTRACTOR'S NAMES, STARTING DATE, PROJECTED SCHEDULE AND OTHER INFORMATION AS REQUIRED. ANY WORK PERFORMED PRIOR TO NOTIFYING THE GOVERNMENTAL AGENCY AND PROFESSIONAL ENGINEERING RESOURCES, INC. OR WITHOUT AN AGENCY OR PROFESSIONAL ENGINEERING RESOURCES, INC. INSPECTOR PRESENT WILL BE SUBJECT TO REMOVAL AND REPLACEMENT AT THE CONTRACTOR'S EXPENSE.
53. SAFETY:
    A. DURING THE CONSTRUCTION AND/OR MAINTENANCE OF THE PROJECT, ALL SAFETY REGULATIONS ARE TO BE ENFORCED. THE CONTRACTOR OR HIS REPRESENTATIVE SHALL BE RESPONSIBLE FOR THE SAFETY AND SAFETY OF THE TRAVELING PUBLIC AND THE SAFETY OF HIS PERSONNEL.
    B. LABOR SAFETY REGULATIONS SHALL CONFORM TO THE PROVISIONS SET FORTH BY OSHA IN THE FEDERAL REGISTER OF THE DEPARTMENT OF TRANSPORTATION.
    C. THE MINIMUM STANDARDS AS SET FORTH IN THE CURRENT EDITION OF "THE STATE OF FLORIDA, MANUAL ON TRAFFIC CONTROL AND SAFE PRACTICES FOR STREET AND HIGHWAY CONSTRUCTION, MAINTENANCE AND UTILITY OPERATIONS", SHALL BE FOLLOWED IN THE INSTALLATION, MAINTENANCE, AND REMOVAL OF ALL TRAFFIC CONTROL DEVICES, WARNING DEVICES, AND BARRIERS NECESSARY TO PROTECT THE PUBLIC AND WORKMEN FROM HAZARDS WITHIN THE PROJECT LIMITS.
    D. ALL TRAFFIC CONTROL MARKINGS AND DEVICES SHALL CONFORM TO THE PROVISIONS SET FORTH IN THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES PREPARED BY THE U.S. DEPARTMENT OF TRANSPORTATION FEDERAL HIGHWAY ADMINISTRATION.
    E. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO COMPLY AND ENFORCE ALL APPLICABLE SAFETY REGULATIONS. THE ABOVE INFORMATION HAS BEEN PROVIDED FOR THE CONTRACTOR'S INFORMATION ONLY AND DOES NOT IMPLY THAT THE OWNER OR ENGINEER WILL INSPECT AND/OR ENFORCE SAFETY REGULATIONS.
54. ALL UNDERGROUND UTILITIES MUST BE IN PLACE AND TESTED OR INSPECTED PRIOR TO BASE AND ASPHALT INSTALLATION.
55. WORK PERFORMED UNDER THIS CONTRACT SHALL INTERFACE SMOOTHLY WITH OTHER WORK BEING PERFORMED ON SITE BY OTHER CONTRACTORS AND UTILITY COMPANIES. IT WILL BE NECESSARY FOR THE CONTRACTOR TO COORDINATE AND SCHEDULE HIS ACTIVITIES WHERE NECESSARY, WITH OTHER CONTRACTORS AND UTILITY COMPANIES.
56. THE STORM DRAINAGE FACILITY IS SUBJECT TO THE REVIEW AND APPROVAL OF THE LOCAL REGULATORY AGENCY ENGINEERING DEPARTMENT, BUILDING DEPARTMENT, AND PROFESSIONAL ENGINEERING RESOURCES, INC. CONTRACTOR TO CONTACT PROFESSIONAL ENGINEERING RESOURCES INC. TO LAMP THE STORM DRAINAGE SYSTEM PRIOR TO THE LAKES OR DETENTION PONDS FILLING WITH WATER. IF THE LAKES OR DETENTION PONDS FILL WITH WATER PRIOR TO LAMPING BY THE PROFESSIONAL ENGINEERING RESOURCES INC., CONTRACTOR TO DRAIN LAKES OR DETENTION PONDS AND NOTIFY THE OWNER. THE OWNER AND FILL LAKES AND DETENTION PONDS UPON COMPLETION OF THE INSPECTION AT NO COST TO THE OWNER. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN ANY REQUIRED "ON-SITE PIPING PERMIT". THIS PERMIT MUST BE OBTAINED BY A LICENSED PLUMBING CONTRACTOR (OR ANY GENERAL CONTRACTOR) PRIOR TO START OF CONSTRUCTION. THESE PLANS AND SUBSEQUENT REVISIONS TO THESE PLANS THAT ARE ISSUED BY THE ENGINEER WILL BE SUBJECT TO THE APPROVAL CONDITIONS OF THIS PERMIT.
57. SITE CONTRACTOR TO INSTALL ALL SIDEWALKS AS SHOWN ON SITE PLAN.
58. PRIOR TO PLACING ANY FILL ON THE SITE, CONTRACTOR TO REMOVE ALL UNSUITABLE MATERIAL FROM THE SITE. THE TERM IS A QUESTION ON WHAT IS A UNSUITABLE MATERIAL, THE CONTRACTOR SHALL CONTACT PROFESSIONAL ENGINEERING RESOURCES, INC. IN WRITING.
59. CONTRACTOR TO PROVIDE THE FOLLOWING LETTER TO THE OWNER AND ENGINEER PRIOR TO COMMENCING FINAL INSPECTION. THE BELOW LETTER MUST BE SIGNED BY THE PRESIDENT OF THE COMPANY AND MUST BE NOTARIZED:

CLEARING & SITE PREPARATION NOTES

I / WE, AS CONTRACTOR for the construction of CASSATA OAKS
within the CITY OF VENICE, having first been Duly Sworn, Depose and Say:

THAT ALL OF THE MATERIALS, INSTALLATION, TESTING AND QUALITY OF WORK used in the construction of the Improvements meet the requirements of the Civil Engineering Plans, and the manufacturer's recommendations, and/or installation guidelines.

BY: _____
(Print)

TITLE: _____

COMPANY: _____

ADDRESS: _____

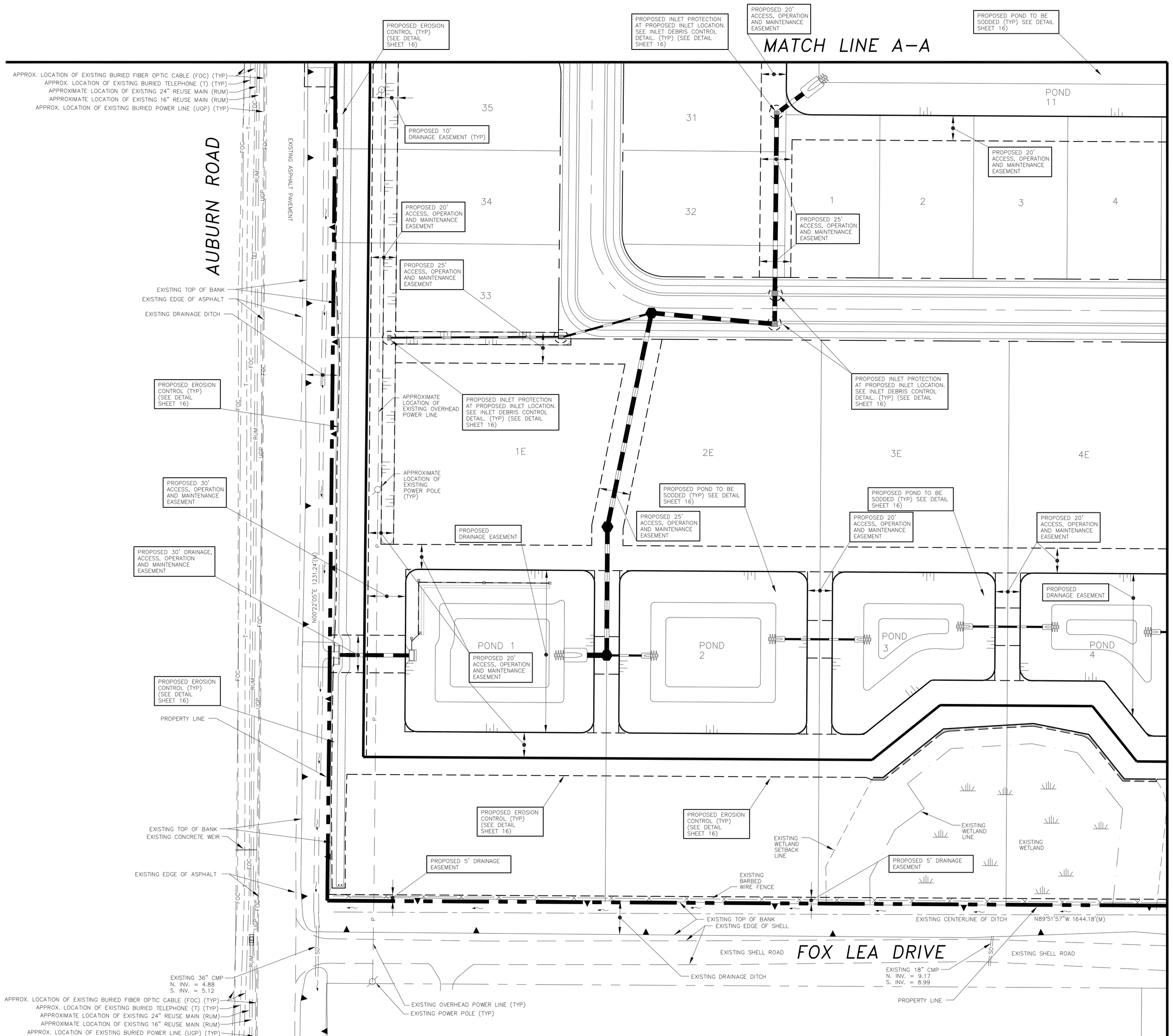
STATE OF FLORIDA
COUNTY OF _____

Before me personally appeared _____, to me well known, and known to me to be the person described in and who executed the foregoing instrument, and acknowledged to and before me that _____executed said instrument for the purposes therein expressed.

WITNESS my hand and official seal, this _____day of _____A.D., 2024.

Notary public
State of Florida
My commission expires:

60. RAMPS, FLARES, PARKING SPACES, ACCESS AISLES, WALKS, ETC. USED FOR HANDICAPPED ACCESSIBILITY ARE TO COMPLY WITH FLORIDA ACCESSIBILITY CODE LATEST EDITION.
61. ALL PAVEMENT MARKINGS, INCLUDING BUT NOT LIMITED TO STOP BARS, STOP PAVEMENT MARKINGS, ARROWS, DRIVEWAY LANE LINES, DIAGONAL STRIPING, CHEVRONS, HANDICAP SYMBOLS, LETTERING ETC. EXCEPT PARKING STALL 4" WHITE STRIPES, SHALL BE "ALKYD" THERMOPLASTICS 90 MILS IN THICKNESS. ALL STOP BARS, STOP PAVEMENT MARKINGS, ARROWS, PARKING STALLS ARE TO BE WHITE. ALL HANDICAP PARKING SPACES SHALL BE MARKED ACCORDING TO LOCAL REQUIREMENTS. ALL PAVEMENT MARKINGS SHALL COMPLY WITH CITY OR COUNTY REQUIREMENTS. ALL PAVEMENT MARKINGS NOT COVERED BY CITY OR COUNTY REQUIREMENTS SHALL CONFORM TO CURRENT F.D.O.T. STANDARDS.
62. ALL HANDICAP RAMPS AND SIDEWALKS ARE TO BE EMBOSSED PER CITY OF VENICE DETAILS FOR ON-SITE WORK.
63. IF DEWATERING IS NECESSARY, CONTRACTOR TO SUBMIT DEWATERING PLAN TO S.W.F.W.M.D. AND CITY OF VENICE FOR REVIEW AND APPROVAL PRIOR TO COMMENCING DEWATERING. DEWATERING PLANS ARE TO BE SUBMITTED TO PROFESSIONAL ENGINEERING RESOURCES FOR REVIEW AND APPROVAL PRIOR TO SUBMITTING TO THE S.W.F.W.M.D. AND THE CITY OF VENICE. IN ADDITION, SITE CONTRACTOR TO OBTAIN ANY REQUIRED DEWATERING PERMITS FROM D.E.P.
64. CONTRACTOR TO COMPLY WITH UNIVERSAL ENGINEERING SCIENCES GEOTECHNICAL REPORT, AUGUST 13, 2021 REPORT NO. 220333, MARCH 4, 2024 REPORT NO. 240091. JUNE 16, 2022, REPORT NO. 220333, MARCH 4, 2024 REPORT NO. 240091.
65. ALL DRAINAGE CULVERTS SHALL BE WRAPPED AS PER CURRENT F.D.O.T. INDEX. IN ADDITION, CONTRACTOR TO WRAP JOINT AT PIPE AND INLET OR JUNCTION BOX WRAP JOINT AT PIPE AND INLET OR JUNCTION BOX OR OUTFALL STRUCTURE LOCATION. FILTER FABRIC TO EXTEND 2' ALONG PIPE AND STRUCTURE WALL.
66. WHEN NECESSARY CONTRACTOR TO USE A F.D.O.T. "J" OR "P" BOX FOR AN INLET BOTTOM TO ACCOMMODATE PROPOSED PIPE SIZES.
67. WHERE NECESSARY, EXISTING TELEPHONE BOXES, POWER BOXES, CABLE BOXES, TELEPHONE VAULTS ARE TO BE ADJUSTED BY UTILITY COMPANY IN ORDER TO ACCOMMODATE PROPOSED IMPROVEMENTS.
68. CONTRACTOR TO PROVIDE EXTRA BASE OVER ALL STORM DRAINAGE PIPES WITH LESS THAN 18" COVER AS PER CURRENT F.D.O.T. STANDARDS.
69. THE BEST MANAGEMENT PRACTICES (BMP) PLAN SHOWN ON THE CONSTRUCTION PLANS SHALL BE IMPLEMENTED DURING CONSTRUCTION. ADDITIONAL TEMPORARY EROSION CONTROLS SHALL BE LOCATED BY THE ENGINEER/CONTRACTOR, AS NECESSARY, IN ORDER TO PREVENT SILTATION OF EXISTING UTILITY AND DRAINAGE STRUCTURES, DRAINAGE DITCHES, WATERBODIES, WETLANDS, AND ADJACENT PROPERTY. IT IS THE CONTRACTORS RESPONSIBILITY TO CONTROL AND REGULATE THE DISCHARGE OF SURFACE WATER RUNOFF FROM THE SITE DURING CONSTRUCTION TO CONTROL EROSION AND TRANSPORT OF SEDIMENT. IF NECESSARY, CONTRACTOR TO CONSTRUCT TEMPORARY PONDS TO CONTROL SURFACE WATER RUNOFF, SEDIMENT EROSION LEAVING THE SITE. ALL PAVEMENT MARKINGS SHALL COMPLY WITH CITY OR COUNTY REQUIREMENTS. ALL PAVEMENT MARKINGS NOT COVERED BY CITY OR COUNTY REQUIREMENTS SHALL CONFORM TO F.D.O.T. STANDARD INDEX NO. 17346, PAGES 1-14, F.D.O.T. DESIGN STANDARDS DATED 2015.
70. THE EFFECTIVENESS OF THE BEST MANAGEMENT PRACTICES PLAN AND THE TEMPORARY CONTROLS SHALL BE CHECKED DAILY BY THE CONTRACTOR DURING CONSTRUCTION. IF TURBIDITY PROBLEMS OCCUR NOT NECESSITATE REPAIRS TO THE TEMPORARY EROSION CONTROLS, THOSE REPAIRS SHOULD BE MADE AS SOON AS PRACTICAL. TURBID RUNOFF CONDITIONS (I.E. EXCESSIVE QUANTITIES OF SILT ABOVE BACKGROUND LEVEL) SHALL BE REPORTED TO PROFES



LEGEND

PROPOSED	EXISTING
	WATER MAIN
	FIRE MAIN
	RECLAIM WATER MAIN
	REDUCER
	TEMPORARY BLOWOFF
	FIRE HYDRANT
	GATE VALVE (G.V. & BOX)
	FIRE DEPARTMENT CONNECTION
	DOUBLE CHECK ASSEMBLY
	WATER METER
	SANITARY SEWER LINE
	SANITARY SEWER FORCEMAIN
	SANITARY SEWER MANHOLE
	CLEAN OUT
	STORM DRAIN
	ROOF DRAIN
	GRATE INLET
	JUNCTION BOX
	EROSION CONTROL
	OUTFALL STRUCTURE
	MITERED END SECTION (M.E.S.)
	TOP OF BANK
	FENCE OR WALL
	EASEMENT OR SETBACK
	TRAFFIC FLOW ARROW
	HANDICAP PARKING SPACE
	H.P. OR CHANGE IN GRADE
	UNDERDRAIN
	ELEVATION
	CONTOUR
	GTE
	U.G. ELECTRICAL LINE
	GAS MAIN
	DETECTABLE WARNING

CONTRACTOR TO CALL "SUNSHINE" AT 1-800-432-4770, 48 hrs. PRIOR TO ANY CLEARING OR CONSTRUCTION FOR EXISTING UTILITY LOCATIONS.

NORTH

40 20 0 40 80
30 10
GRAPHIC SCALE

SITE CONTRACTOR SHALL COMPLY WITH ORDINANCE NO. 2024-25 FOR THE CASSATA OAKS PROJECT WITH REGARD TO SITE CONSTRUCTION AS PROVIDED BELOW:

A. ORDINANCE NO. 2024-25

CONSTRUCTION BEST MANAGEMENT PRACTICES WILL BE UTILIZED TO MINIMIZE IMPACT ON THE BUSINESS TO THE SOUTH KNOWN AS FOX LEA FARM INCLUDING THE FOLLOWING:

A. THE 3 FT. BERM AND 8 FT. WALL PARALLEL WITH THE SOUTHERN PROPERTY LINE WILL BE CONSTRUCTED PRIOR TO SITE CLEARING EXCEPT FOR THOSE AREAS NECESSARY TO OBTAIN ACCESS TO WORK AREAS.
B. FOX LEA DRIVE WILL NOT BE USED AS A CONSTRUCTION ENTRANCE.
C. DURING THE COURSE OF CONSTRUCTION, THE PROPERTY OWNER AND ITS CONTRACTORS SHALL NOT USE OR FLY DRONES OVER ANY PORTION OF THE SOUTHERN BOUNDARY OF THE SUBJECT PROPERTY.
D. DURING THE COURSE OF CONSTRUCTION, THE PROPERTY OWNER AND ITS CONTRACTORS SHALL NOT BURN ANY TRASH OR WASTE MATERIALS ON THE SUBJECT PROPERTY OR UTILIZE OPEN BURNING OF LAND CLEARING MATERIAL AND DEBRIS DURING ALL LAND DEVELOPMENT AND/OR CONSTRUCTION ACTIVITIES.
E. ALL WOOD CHIPPING WILL BE DONE ON THE NORTH ONE QUARTER OF THE PROPERTY TO MINIMIZE NOISE IMPACTS TO THE SOUTHERN PROPERTY.
F. THE DEVELOPER SHALL INSTALL A GROUND WATER LINER AT THE SOUTHERN SIDE OF THE PROPERTY SOUTH OF THE PROPOSED LAKES COMMENCING 2 FT. BELOW EXISTING GROUND LEVEL TO A DEPTH OF 12 FT. BELOW EXISTING GROUND LEVEL TO PREVENT NEGATIVE DRAW DOWN OF THE WATER TABLE SOUTH OF THE SUBJECT PROPERTY.
G. ONE POND WILL BE DUG AT A TIME.
H. NO STORMWATER OR OTHER DRAINAGE FROM THE DEVELOPED PROPERTY SHALL DISCHARGE INTO THE EXISTING DITCH THAT RUNS EAST–WEST WITHIN THE NORTHERN PORTION OF THE FOX LEA DRIVE RIGHT–OF–WAY. THE DEVELOPED PROPERTY BEING THAT AREA NORTH OF THE 3 FT. BERM AND 8 FT. WALL.

B. SITE CONSTRUCTION SEQUENCE

1. INSTALL SILT FENCE.
2. CLEAR FOR BERM AND WALL ON LOTS 1E–10E, GROUND WATER LINER AND POND 1.
3. INSTALL GROUND WATER LINER.
4. CONSTRUCT BERM ON LOTS 1E–10E AND EXCAVATE POND 1.
5. INSTALL WALL ON LOTS 1E–10E.
6. CLEAR REMAINDER OF SITE.
7. CONTRACTOR SHALL CONSTRUCT THE PONDS IN THE FOLLOWING SEQUENCE: POND 1, POND 10, POND 2, POND 9, POND 3, POND 8, POND 4, POND 7, POND 5, POND 6, AND POND 11. EACH POND SHALL BE TOTALLY COMPLETED PRIOR TO PROCEEDING TO THE NEXT POND.
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9. IF DEWATERING IS REQUIRED THE SITE CONTRACTOR SHALL OBTAIN A DEWATERING PERMIT/APPROVAL FROM THE CITY OF VENICE AND THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT PRIOR TO DISCHARGING DEWATERING OFFSITE.

NOTES:

1. EXISTING BOUNDARY, IMPROVEMENTS, TREES & TOPOGRAPHY TAKEN FROM BRIGHAM/ALLEN LAND SURVEYING BOUNDARY SURVEY DATED 9/22/2017, ROUTE SURVEY DATED 9/1/2017 AND SCHAPPACHER SURVEYING, L.L.C. TOPOGRAPHY AND TREE SURVEY LAST REVISED 8/30/2016.
2. CONTRACTOR TO LOCATE ALL UNDERGROUND UTILITIES PRIOR TO ANY CONSTRUCTION ACTIVITIES.
3. ELEVATIONS SHOWN HEREON ARE BASED ON NGS CONTROL POINTS DESIGNATION S 175 83 A31 ELEVATION 37.22 NAVD 88 AND DESIGNATION 175 83 A31 RM 1 ELEVATION 38.41 NAVD88, BRASS DISCS FOUND IN CONC AND ARE REFERENCED TO NORTH AMERICAN DATUM OF 1988 (NAVD88).
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5. PROPOSED LOT DRIVEWAYS ARE TO BE CONCRETE OR PAVERS.
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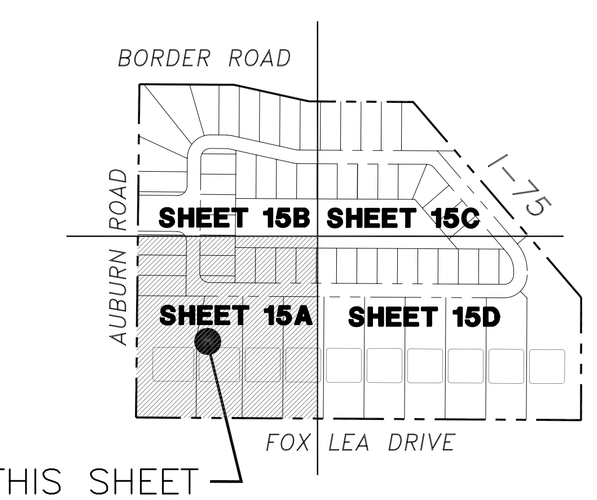

KEY MAP

CLIENT:	MPS DEVELOPMENT AND CONSTRUCTION, LLC 625 N. TAMIAMI TRAIL VENICE, FL. 34285
PROJECT NAME: SEC. 3 TWP. 39S RNG. 19E	CASSATA OAKS BEST MANAGEMENT PLAN (SWPPP)
PROJECT NUMBER	22-2568
SCALE	1"=40'

NO.	DATE	BY	REVISIONS
2	3-17-25	SAG	REVISED PLAN AS PER WETLAND.
1	2-21-25	SAG	REVISED PLAN AS PER SWFWMD COMMENTS.

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PROFESSIONAL ENGINEERING RESOURCES, INC.
10225 ULMERTON ROAD, SUITE 4D, LARGO, FL. 33771
CIVIL ENGINEERS, PLANNERS, PERMIT EXPEDITORS (727) 408-5208
CERTIFICATE OF AUTHORIZATION NUMBER: 4401

DRAWING TYPE
- ■ PRELIMINARY
- □ CONSTRUCTION
- □ RECORD

DESIGNED BY: PVS | CHECKED BY: PVS
DRAWN BY: SAG | DATE: 8-15-24

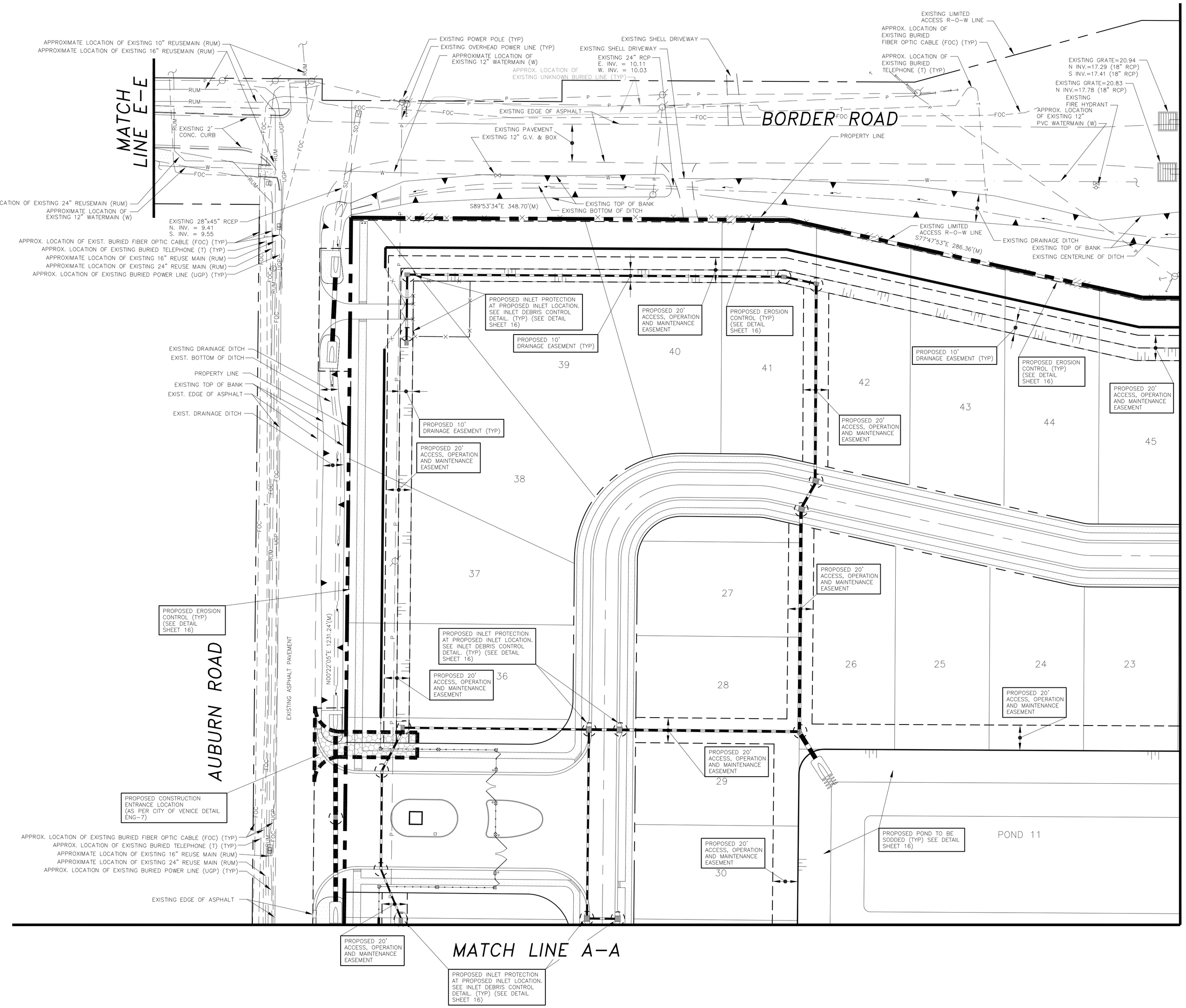
PAUL V. SHERMA, STATE OF FLORIDA, PROFESSIONAL ENGINEER, LICENSE NO. 35628

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY PAUL V. SHERMA ON THE DATE INDICATED HERE USING A DIGITAL SIGNATURE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

APPROVED

PAUL V. SHERMA,REG. NO. 35628

SHEET NUMBER 15A



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A. THE 3 FT. BERM AND 8 FT. WALL PARALLEL WITH THE SOUTHERN PROPERTY LINE WILL BE CONSTRUCTED PRIOR TO SITE CLEARING EXCEPT FOR THOSE AREAS NECESSARY TO OBTAIN ACCESS TO WORK AREAS.
B. FOX LEA DRIVE WILL NOT BE USED AS A CONSTRUCTION ENTRANCE.
C. DURING THE COURSE OF CONSTRUCTION, THE PROPERTY OWNER AND ITS CONTRACTORS SHALL NOT USE OR FLY DRONES OVER ANY PORTION OF THE SOUTHERN BOUNDARY OF THE SUBJECT PROPERTY.
D. DURING THE COURSE OF CONSTRUCTION, THE PROPERTY OWNER AND ITS CONTRACTORS SHALL NOT BURN ANY TRASH OR WASTE MATERIALS ON THE SUBJECT PROPERTY OR UTILIZE OPEN BURNING OF LAND CLEARING MATERIAL AND DEBRIS DURING ALL LAND DEVELOPMENT AND/OR CONSTRUCTION ACTIVITIES.
E. ALL WOOD CHIPPING WILL BE DONE ON THE NORTH ONE QUARTER OF THE PROPERTY TO MINIMIZE NOISE IMPACTS TO THE SOUTHERN PROPERTY.
F. THE DEVELOPER SHALL INSTALL A GROUND WATER LINER AT THE SOUTHERN SIDE OF THE PROPERTY SOUTH OF THE PROPOSED LAKES COMMENCING 2 FT. BELOW EXISTING GROUND LEVEL TO A DEPTH OF 12 FT. BELOW EXISTING GROUND LEVEL TO PREVENT NEGATIVE DRAW DOWN OF THE WATER TABLE SOUTH OF THE SUBJECT PROPERTY.
G. ONE POND WILL BE DUG AT A TIME.
H. NO STORMWATER OR OTHER DRAINAGE FROM THE DEVELOPED PROPERTY SHALL DISCHARGE INTO THE EXISTING DITCH THAT RUNS EAST-WEST WITHIN THE NORTHERN PORTION OF THE FOX LEA DRIVE RIGHT-OF-WAY. THE DEVELOPED PROPERTY BEING THAT AREA NORTH OF THE 3 FT. BERM AND 8 FT. WALL.

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LEGEND

PROPOSED	EXISTING
W	WATER MAIN
F	FIRE MAIN
RUM	RECLAIM WATER MAIN
	REDUCER
	TEMPORARY BLOWOFF
	FIRE HYDRANT
	GATE VALVE (G.V. & BOX)
	FIRE DEPARTMENT CONNECTION
	DOUBLE CHECK ASSEMBLY
	WATER METER
SS	SANITARY SEWER LINE
SSFM	SANITARY SEWER FORCEMAIN
	SANITARY SEWER MANHOLE
	CLEAN OUT
SD	STORM DRAIN
	ROOF DRAIN
	GRATE INLET
	JUNCTION BOX
	EROSION CONTROL
	OUTFALL STRUCTURE
	MITERED END SECTION (M.E.S.)
TOP BANK	TOP OF BANK
	FENCE OR WALL
	EASEMENT OR SETBACK
	TRAFFIC FLOW ARROW
	HANDICAP PARKING SPACE
H.P.	H.P. OR CHANGE IN GRADE
UD	UNDERDRAIN
14 x 75	ELEVATION
12.50	CONTOUR
	GTE
U	U.G. ELECTRICAL LINE
G	GAS MAIN
	DETECTABLE WARNING

CONTRACTOR TO CALL "SUNSHINE" AT 1-800-432-4770, 48 hrs. PRIOR TO ANY CLEARING OR CONSTRUCTION FOR EXISTING UTILITY LOCATIONS.

NORTH

40 20 0 40 80
30 10
GRAPHIC SCALE

NOTES:

1. EXISTING BOUNDARY, IMPROVEMENTS, TREES & TOPOGRAPHY TAKEN FROM BRIGHAM/ALLEN LAND SURVEYING BOUNDARY SURVEY DATED 9/02/2017, ROUTE SURVEY DATED 9/1/2017 AND SCHAPPACHER SURVEYING, L.L.C. TOPOGRAPHY AND TREE SURVEY LAST REVISED 8/30/2016.
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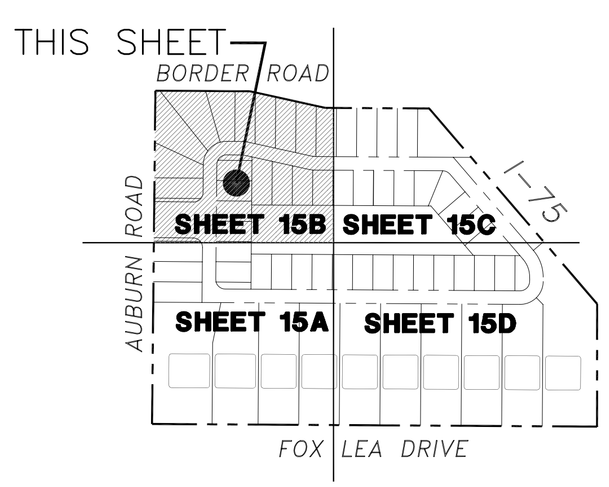

KEY MAP

CLIENT:	PROJECT NAME: SEC. 3 TWP. 39S RNG. 19E	PROJECT NUMBER	NO.	DATE	BY	REVISIONS
MPS DEVELOPMENT AND CONSTRUCTION, LLC 625 N. TAMIAMI TRAIL VENICE, FL. 34285	CASSATA OAKS BEST MANAGEMENT PLAN (SWPPP)	22-2568 SCALE 1"=40'	1	2-21-25	SAG	REVISED PLAN AS PER SWFWMD COMMENTS.

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CERTIFICATE OF AUTHORIZATION NUMBER: 4401

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□ RECORD

DESIGNED BY: PVS | CHECKED BY: PVS
DRAWN BY: SAG | DATE: 8-15-24
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SHEET NUMBER
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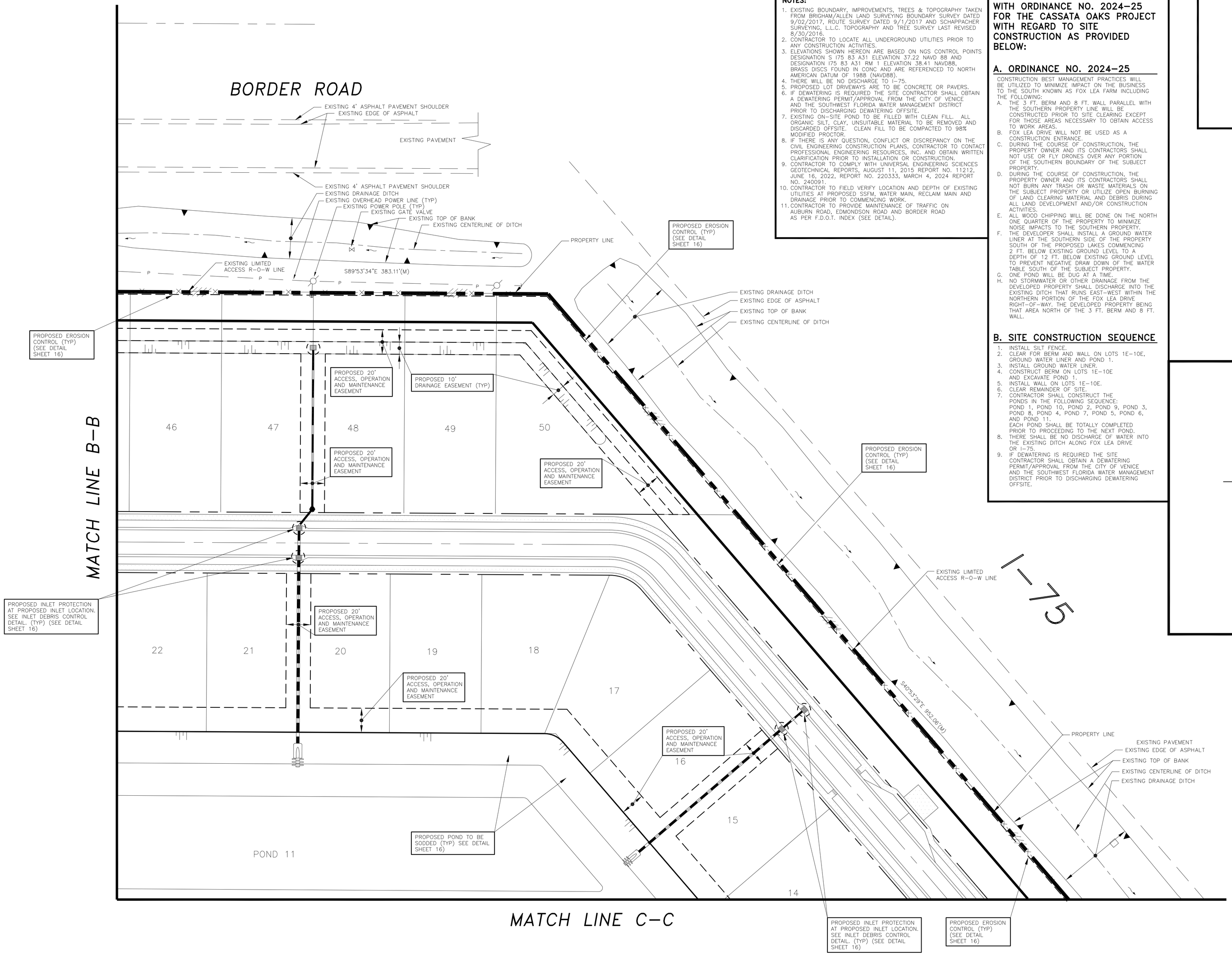

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LEGEND

PROPOSED		EXISTING
—W—	WATER MAIN	—W—
—F—	FIRE MAIN	—F—
— RUM —	RECLAIM WATER MAIN	— RUM —
	REDUCER	
	TEMPORARY BLOWOFF	
	FIRE HYDRANT	
	GATE VALVE (G.V. & BOX)	
	FIRE DEPARTMENT CONNECTION	
	DOUBLE CHECK ASSEMBLY	
	WATER METER	
SS	SANITARY SEWER LINE	SS
SSFM	SANITARY SEWER FORCEMAIN	SSFM
	SANITARY SEWER MANHOLE	
	CLEAN OUT	
	STORM DRAIN	SD
	ROOF DRAIN	
	GRATE INLET	
	JUNCTION BOX	
	EROSION CONTROL	
	OUTFALL STRUCTURE	
	MITERED END SECTION (M.E.S.)	
TOP TOP TOP	TOP OF BANK	
	FENCE OR WALL	
	EASEMENT OR SETBACK	
	TRAFFIC FLOW ARROW	
	HANDICAP PARKING SPACE	
	H.P. OR CHANGE IN GRADE	N/A
UD	UNDERDRAIN	N/A
12.50	ELEVATION	14 x 75
	CONTOUR	9.0
	GTE	GTE
	U.G. ELECTRICAL LINE	P
	GAS MAIN	G
	DETECTABLE WARNING	

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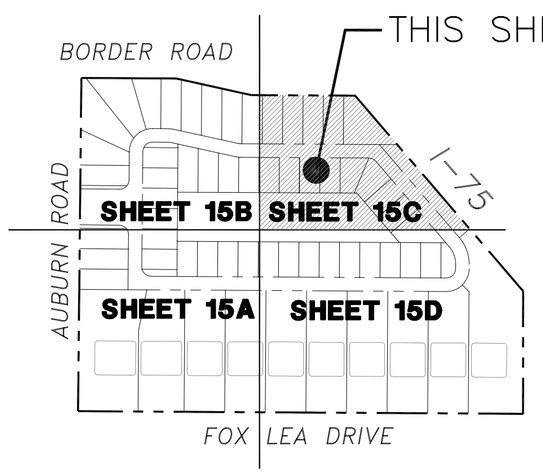
NORTH

40 20 0 40 80
30 10
GRAPHIC SCALE



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APPROVED

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SHEET NUMBER
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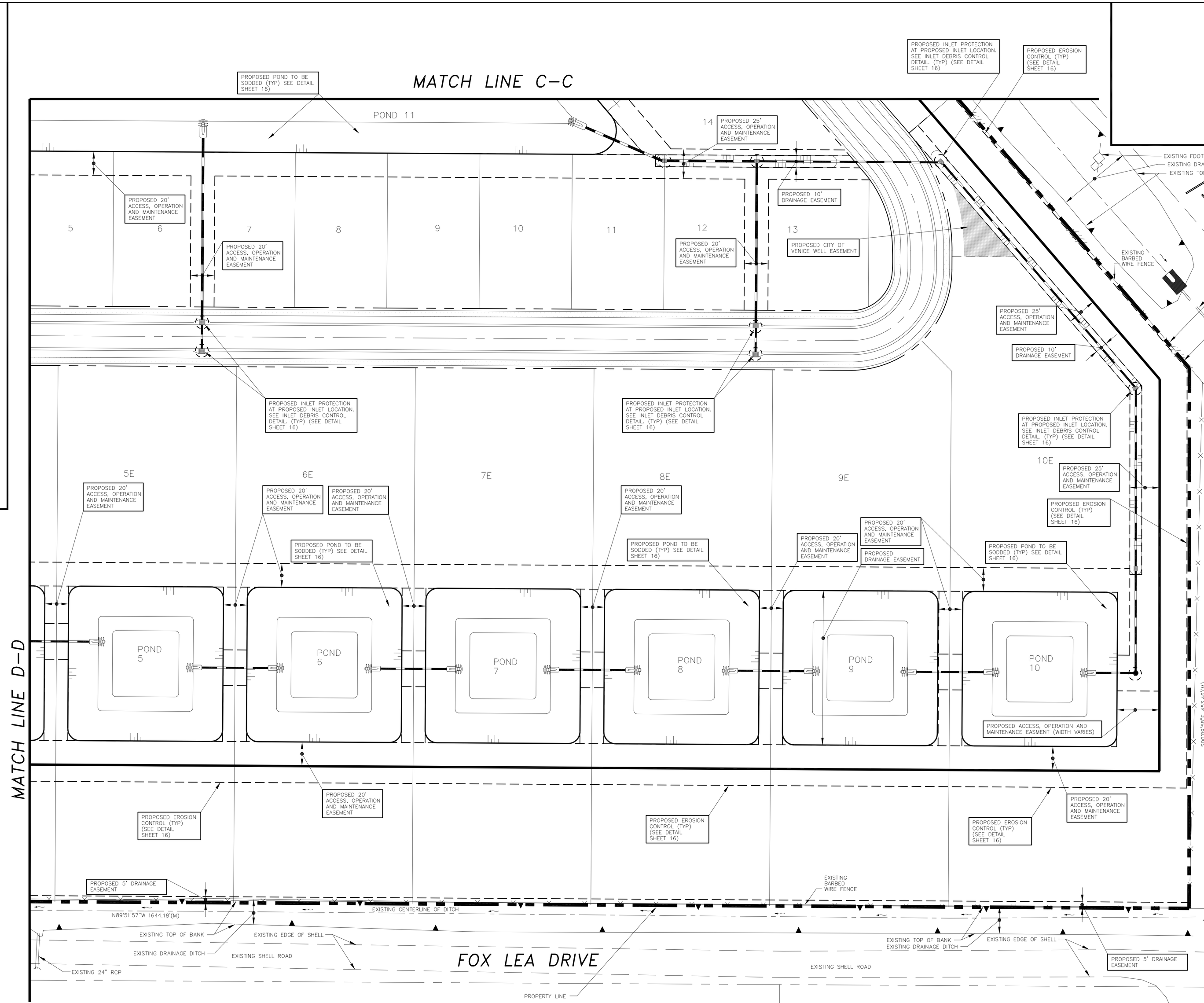
8. THERE SHALL BE NO DISCHARGE OF WATER INTO THE EXISTING DITCH ALONG FOX LEA DRIVE OR I-75.
9. IF DEWATERING IS REQUIRED THE SITE CONTRACTOR SHALL OBTAIN A DEWATERING PERMIT/APPROVAL FROM THE CITY OF VENICE AND THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT PRIOR TO DISCHARGING DEWATERING OFFSITE.



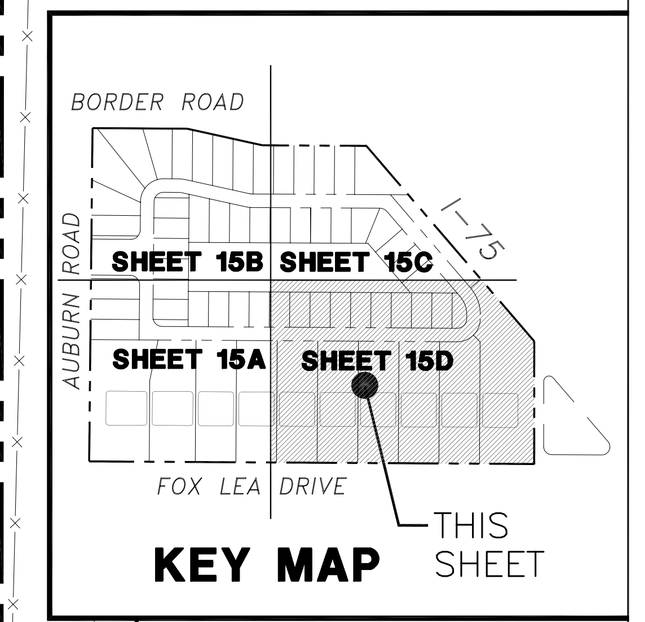
LEGEND

PROPOSED	EXISTING
	WATER MAIN
	FIRE MAIN
	RECLAIM WATER MAIN
	REDUCER
	TEMPORARY BLOWOFF
	FIRE HYDRANT
	GATE VALVE (G.V. & BOX)
	FIRE DEPARTMENT CONNECTION
	DOUBLE CHECK ASSEMBLY
	WATER METER
SS	SANITARY SEWER LINE
SSFM	SANITARY SEWER FORCEMAIN
	SANITARY SEWER MANHOLE
	CLEAN OUT
	STORM DRAIN
	ROOF DRAIN
	GRATE INLET
	JUNCTION BOX
	EROSION CONTROL
	OUTFALL STRUCTURE
	MITERED END SECTION (M.E.S.)
TOP TOP TOP	TOP OF BANK
	FENCE OR WALL
	EASEMENT OR SETBACK
	TRAFFIC FLOW ARROW
	HANDICAP PARKING SPACE
	H.P. OR CHANGE IN GRADE N/A
UD	UNDERDRAIN N/A
12.50	ELEVATION 14 x 75
	CONTOUR 9.0
	GTE GTE
	U.G. ELECTRICAL LINE P
	GAS MAIN G
	DETECTABLE WARNING

NORTH

CONTRACTOR TO CALL "SUNSHINE" AT 1-800-432-4770, 48 hrs. PRIOR TO ANY CLEARING OR CONSTRUCTION FOR EXISTING UTILITY LOCATIONS.

40 20 0 40 80
30 10
GRAPHIC SCALE



KEY MAP

NOTES:

1. EXISTING BOUNDARY, IMPROVEMENTS, TREES & TOPOGRAPHY TAKEN FROM BRIGHAM/ALLEN LAND SURVEYING BOUNDARY SURVEY DATED 9/02/2017, ROUTE SURVEY DATED 9/1/2017 AND SCHAPPACHER SURVEYING, L.L.C. TOPOGRAPHY AND TREE SURVEY LAST REVISED 8/30/2016.
2. CONTRACTOR TO LOCATE ALL UNDERGROUND UTILITIES PRIOR TO ANY CONSTRUCTION ACTIVITIES.
3. ELEVATIONS SHOWN HEREON ARE BASED ON NGS CONTROL POINTS DESIGNATION S 175 83 A31 ELEVATION 37.22 NAVD 88 AND DESIGNATION I75 83 A31 RM 1 ELEVATION 38.41 NAVD88, BRASS DISCS FOUND IN CONC AND ARE REFERENCED TO NORTH AMERICAN DATUM OF 1988 (NAVD88).
4. THERE WILL BE NO DISCHARGE TO I-75.
5. PROPOSED LOT DRIVEWAYS ARE TO BE CONCRETE OR PAVERS.
6. IF DEWATERING IS REQUIRED THE SITE CONTRACTOR SHALL OBTAIN A DEWATERING PERMIT/APPROVAL FROM THE CITY OF VENICE AND THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT PRIOR TO DISCHARGING DEWATERING OFFSITE.
7. EXISTING ON-SITE POND TO BE FILLED WITH CLEAN FILL. ALL ORGANIC SILT, CLAY, UNSUITABLE MATERIAL TO BE REMOVED AND DISCARDED OFFSITE. CLEAN FILL TO BE COMPACTED TO 98% MODIFIED PROCTOR.
8. IF THERE IS ANY QUESTION, CONFLICT OR DISCREPANCY ON THE CIVIL ENGINEERING CONSTRUCTION PLANS, CONTRACTOR TO CONTACT PROFESSIONAL ENGINEERING RESOURCES, INC. AND OBTAIN WRITTEN CLARIFICATION PRIOR TO INSTALLATION OR CONSTRUCTION.
9. CONTRACTOR TO COMPLY WITH UNIVERSAL ENGINEERING SCIENCES GEOTECHNICAL REPORTS, AUGUST 11, 2015 REPORT NO. 11212, JUNE 16, 2022, REPORT NO. 220333, MARCH 4, 2024 REPORT NO. 240091.
10. CONTRACTOR TO FIELD VERIFY LOCATION AND DEPTH OF EXISTING UTILITIES AT PROPOSED SSFM, WATER MAIN, RECLAIM MAIN AND DRAINAGE PRIOR TO COMMENCING WORK.
11. CONTRACTOR TO PROVIDE MAINTENANCE OF TRAFFIC ON AUBURN ROAD, EDMONDSON ROAD AND BORDER ROAD AS PER F.D.O.T. INDEX (SEE DETAIL).

CLIENT:
MPS DEVELOPMENT AND CONSTRUCTION, LLC
625 N. TAMIAMI TRAIL
VENICE, FL. 34285

PROJECT NAME: SEC. 3 TWP. 39S RNG. 19E

CASSATA OAKS
BEST MANAGEMENT PLAN (SWPPP)

PROJECT NUMBER: 22-2568
SCALE: 1"=40'

NO.	DATE	BY	REVISIONS
3	4-15-25	SAG	REVISED PLAN AS PER CITY COMMENTS.
2	3-17-25	SAG	REVISED PLAN AS PER WETLAND.
1	2-21-25	SAG	REVISED PLAN AS PER SWFWMD COMMENTS.

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PROFESSIONAL ENGINEERING RESOURCES, INC.
10225 ULMERTON ROAD, SUITE 4D, LARGO, FL. 33771
CIVIL ENGINEERS, PLANNERS, PERMIT EXPEDITORS (727) 408-5208
CERTIFICATE OF AUTHORIZATION NUMBER: 4401

DRAWING TYPE
■ PRELIMINARY
□ CONSTRUCTION
□ RECORD

DESIGNED BY: PVS | CHECKED BY: PVS
DRAWN BY: SAG | DATE: 8-15-24

PAUL V. SHERMA, STATE OF FLORIDA, PROFESSIONAL ENGINEER, LICENSE NO. 35628

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY PAUL V. SHERMA ON THE DATE ADJACENT TO THE SEAL. PRINTED OR PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

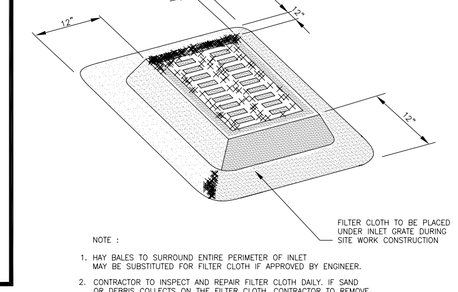
APPROVED

PAUL V. SHERMA,REG. NO. 35628

SHEET NUMBER: 15D

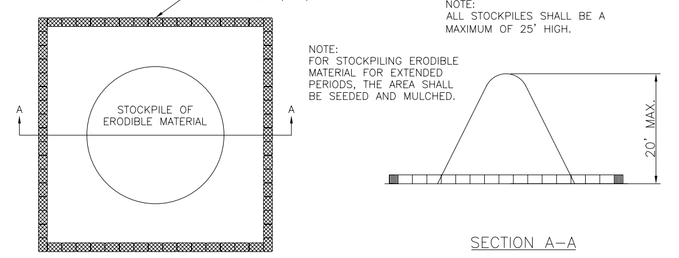
NOTES

1. SEDIMENT BASINS AND TRAPS, PERIMETER DIKES, SEDIMENT BARRIERS AND OTHER MEASURES INTENDED TO TRAP SEDIMENT SHALL BE CONSTRUCTED AS A FIRST STEP IN ANY LAND DISTURBING ACTIVITY AND SHALL BE MADE FUNCTIONAL BEFORE UP-SLOPE LAND DISTURBANCE TAKES PLACE.
2. ALL SEDIMENT CONTROL MEASURES ARE TO BE ADJUSTED TO MEET FIELD CONDITIONS AT THE TIME OF CONSTRUCTION AND BE CONSTRUCTED PRIOR TO ANY GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIAL ON BALANCE OF SITE. PERIMETER SEDIMENT BARRIERS SHALL BE CONSTRUCTED TO PREVENT SEDIMENT OR TRASH FROM FLOWING OR FLOATING ON TO ADJACENT PROPERTIES.
3. PERMANENT OR TEMPORARY SOIL STABILIZATION SHALL BE APPLIED TO DENUDED AREAS WITHIN SEVEN (7) DAYS AFTER FINAL GRADE IS REACHED ON ANY PORTION OF THE SITE. TEMPORARY SOIL STABILIZATION SHALL BE APPLIED TO AREAS THAT ARE TO BE LEFT UNDISTURBED FOR MORE THAN ONE YEAR.
4. DURING CONSTRUCTION OF THE PROJECT, SOIL STOCK PILES SHALL BE STABILIZED, COVERED OR CONTAINED WITH SEDIMENT TRAPPING MEASURES. THE CONTRACTOR IS RESPONSIBLE FOR THE TEMPORARY PROTECTION AND PERMANENT STABILIZATION OF ALL SOIL STOCKPILES ON SITE AS WELL AS SOIL INTENTIONALLY TRANSPORTED FROM THE PROJECT SITE.
5. A PERMANENT VEGETATIVE COVER SHALL BE ESTABLISHED ON DENUDED AREAS NOT OTHERWISE PERMANENTLY STABILIZED.
6. AFTER ANY SIGNIFICANT RAINFALL, SEDIMENT CONTROL STRUCTURES SHALL BE INSPECTED FOR INTEGRITY. ANY DAMAGED DEVICES SHALL BE CORRECTED IMMEDIATELY.
7. CONCENTRATED RUNOFF SHALL NOT FLOW DOWN CUT OR FILL SLOPES UNLESS CONTAINED WITHIN AN ADEQUATE TEMPORARY OR PERMANENT CHANNEL, FLUME, SLOPE DRAIN STRUCTURE OR APPROVED CONTROL.
8. SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STORM WATER SYSTEM, DITCH, CHANNEL, WETLAND OR WETLAND BUFFER. ALL STORM WATER INLETS THAT ARE MADE OPERABLE DURING CONSTRUCTION SHALL BE PROTECTED SO THAT SEDIMENT-LADEN WATER CANNOT ENTER THE CONVEYANCE SYSTEM WITHOUT FIRST BEING FILTERED OR OTHERWISE TREATED TO REMOVE SEDIMENT.
9. WHEN WORK IN A LIVE WATERCOURSE IS PERFORMED, PRECAUTIONS SHALL BE TAKEN TO MINIMIZE ENCROACHMENT, CONTROL SEDIMENT TRANSPORT AND STABILIZE THE WORK AREA TO THE GREATEST EXTENT POSSIBLE DURING CONSTRUCTION.
10. PERIODIC INSPECTION AND MAINTENANCE OF ALL SEDIMENT CONTROL STRUCTURES MUST BE PROVIDED TO ENSURE INTENDED PURPOSE IS ACCOMPLISHED. THE CONTRACTOR SHALL BE CONTINUALLY RESPONSIBLE FOR ALL SEDIMENT CONTROLS. SEDIMENT CONTROL MEASURES SHALL BE IN WORKING CONDITION AT THE END OF EACH WORKING DAY.
11. WHERE CONSTRUCTION VEHICLE ACCESS ROUTES INTERSECT PAVED PUBLIC ROADS, PROVISIONS SHALL BE MADE TO MINIMIZE THE TRANSPORT OF SEDIMENT BY TRACKING ONTO THE PAVED SURFACE. WHERE SEDIMENT IS TRANSPORTED ONTO A PUBLIC ROAD SURFACE WITH CURBS AND GUTTERS, THE ROAD SHALL BE CLEANED THOROUGHLY AT THE END OF EACH DAY. SEDIMENT SHALL BE REMOVED FROM THE ROADS BY SHOVELING OR SWEEPING AND TRANSPORTED TO A SEDIMENT CONTROL DISPOSAL AREA. STREET WASHING SHALL BE ALLOWED ONLY AFTER SEDIMENT IS REMOVED IN THIS MANNER. THIS PROVISION SHALL APPLY TO INDIVIDUAL SUBDIVISION LOTS AS WELL AS TO LARGER LAND DISTURBING ACTIVITIES.
12. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED.
13. PROPERTIES AND WATERWAYS DOWNSTREAM FROM CONSTRUCTION SITES SHALL BE PROTECTED FROM SEDIMENT DEPOSITION AND EROSION AT ALL TIMES DURING CONSTRUCTION.
14. EROSION CONTROL DESIGN AND CONSTRUCTION SHALL FOLLOW THE REQUIREMENTS IN INDEX NUMBERS 101, 102 AND 103 OF F.D.O.T. ROADWAY AND TRAFFIC DESIGN STANDARDS AND COUNTY PERMITS.
15. CONTRACTOR IS RESPONSIBLE FOR ALL SURFACE WATER DISCHARGES, RAINFALL RUNOFF OR DEWATERING ACTIVITIES.
16. CONTRACTOR MUST INCORPORATE ALL BMP'S NECESSARY TO MEET OR EXCEED STATE WATER QUALITY AND SWPPP REQUIREMENTS.
17. THE POLLUTION PREVENTION PLAN IS A MINIMUM GUIDELINE ONLY. ADDITIONAL BMP'S MAY BE NECESSARY AT CONTRACTOR'S EXPENSE.
18. NOI TO BE POSTED ON SITE.
19. DEWATERING ACTIVITIES:
    A. DISCHARGE CANNOT EXCEED STATE WATER QUALITY STANDARDS.
    B. CONTRACTOR MUST HAVE A TRANSFERABLE CONSUMPTIVE USE PERMIT KNOWN AS A "NOTICED GENERAL PERMIT FOR SHORT TERM CONSTRUCTION DE-WATERING".
    C. NO HYDRAULIC PUMPS MAY BE USED FOR DEWATERING UNLESS APPROVED BY THE WATER MANAGEMENT DISTRICT FOR THAT AREA.
    D. NO TURBID DISCHARGE. TURBIDITY READINGS ARE REQUIRED ONCE A WEEK AND MUST BE REPORTED TO THE PROJECT ENGINEER.
    E. CONTRACTOR TO APPLY AND OBTAIN A DEWATERING PERMIT FROM THE SWFWMD.
20. EROSION AND SEDIMENT RUNOFF CONTROL BMPS IN ADDITION TO THOSE PRESENTED ON THE PLANS AND OUTLINED IN THE EROSION AND SEDIMENT CONTROL PLAN (ECP), BEST MANAGEMENT PRACTICES (BMP) PLAN, OR STORMWATER POLLUTION PREVENTION PLAN (SWPPP) SHALL BE IMPLEMENTED AS NECESSARY TO PREVENT TURBID DISCHARGES FROM FLOWING ONTO ADJACENT PROPERTIES OR ROADWAYS, OFF SITE STORMWATER CONVEYANCES OR RECEIVING WATERS, OR ON SITE WETLANDS AND SURFACE WATERS. BMPS SHALL BE DESIGNED, INSTALLED, AND MAINTAINED BY THE SITE OPERATOR TO ENSURE THAT OFF-SITE SURFACE WATER QUALITY REMAINS CONSISTENT WITH STATE AND LOCAL REGULATIONS. [THE OPERATOR IS THE ENTITY THAT OWNS OR OPERATES THE CONSTRUCTION ACTIVITY AND HAS AUTHORITY TO CONTROL THOSE ACTIVITIES AT THE PROJECT NECESSARY TO ENSURE COMPLIANCE.]
21. OFF-SITE SURFACE WATER DISCHARGES, DISCHARGES TO THE MS4, OR DISCHARGES TO ONSITE WETLANDS OR SURFACE WATERS WITH TURBIDITY IN EXCESS OF 29 NEPHELOMETRIC TURBIDITY UNITS (NTUS) ABOVE BACKGROUND LEVEL SHALL BE IMMEDIATELY CORRECTED. SUCH INCIDENTS SHALL BE REPORTED TO CITY OF VENICE WITHIN 24 HOURS OF THE OCCURRENCE THE REPORT SHALL INCLUDE THE CAUSE OF THE DISCHARGE AND CORRECTIVE ACTIONS TAKEN.
22. THE OPERATOR SHALL ENSURE THAT ADJACENT PROPERTIES ARE NOT IMPACTED BY WIND EROSION, OR EMISSIONS OF UNCONFINED PARTICULATE MATTER IN ACCORDANCE WITH RULE 62-296.320(4)(c)1, F.A.C., BY TAKING THE APPROPRIATE MEASURES TO STABILIZE AFFECTED AREAS.
23. FUEL AND OTHER PETROLEUM PRODUCT SPILLS THAT ENTER STORMWATER DRAINS OR WATERBODIES, OR FUEL AND OTHER PETROLEUM PRODUCT SPILLS THAT ARE IN EXCESS OF 25 GALLONS SHALL BE CONTAINED, CLEANED UP, AND IMMEDIATELY REPORTED TO CITY OF VENICE. SMALLER GROUND SURFACE SPILLS SHALL BE CLEANED UP AS SOON AS PRACTICAL.
24. IF PREVIOUSLY UNKNOWN RECOGNIZED ENVIRONMENTAL CONDITIONS (E.G. CONTAMINATED SOIL AND/OR GROUNDWATER, BURIED WASTES, ETC.) ARE DISCOVERED DURING DEVELOPMENT OF THE SITE, ALL ACTIVITY IN THE IMMEDIATE VICINITY SHALL CEASE, AND CITY OF VENICE SHALL BE CONTACTED.
25. PRIOR TO RENOVATION OR DEMOLITION OF EXISTING ON SITE STRUCTURES AN ASBESTOS SURVEY AND/OR ASBESTOS NOTIFICATION MAY BE REQUIRED.
26. NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM – STORMWATER:
    A. NPDES CONSTRUCTION GENERIC PERMIT COVERAGE SHALL BE OBTAINED AT LEAST 48 HOURS IN ADVANCE OF CONSTRUCTION COMMENCEMENT IN ACCORDANCE WITH THE REQUIREMENTS OF THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) GENERIC PERMIT FOR STORMWATER DISCHARGE FROM LARGE AND SMALL CONSTRUCTION ACTIVITIES (AKA. CONSTRUCTION GENERIC PERMIT, OR CGP).
    B. A COPY OF THE CERTIFIED NPDES NOI, OR A COPY OF THE FDEP COVERAGE CONFIRMATION LETTER SHALL BE POSTED AT THE SITE IN ACCORDANCE WITH PART 2.6 OF THE GENERIC PERMIT, AND AS PER THE CITY OF VENICE CODE.
    C. A COPY OF THE CERTIFIED NPDES NOI OR A COPY OF THE FDEP COVERAGE CONFIRMATION LETTER SHALL BE PROVIDED TO CITY OF VENICE WITHIN 7 CALENDAR DAYS IN ACCORDANCE WITH PART 2.6 OF THE GENERIC PERMIT, AND THE CITY OF VENICE CODE.
    D. THE SWPPP SHALL BE CERTIFIED IN ACCORDANCE WITH PART 4.6 OF THE GENERIC PERMIT, AND A COPY OF THE CERTIFIED DOCUMENT SHALL BE SUBMITTED TO CITY OF VENICE AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION AS PER THE CITY OF VENICE CODE.
    E. A COPY OF THE SWPPP, AND COPIES OF THE INSPECTION AND MAINTENANCE RECORDS SHALL BE MAINTAINED AT THE PROJECT SITE, AND SHALL BE READILY AVAILABLE TO CITY OF VENICE OR STATE INSPECTORS AS PER THE CITY OF VENICE CODE.
27. NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM – DEWATERING: IF NOT OTHERWISE COVERED AS OUTLINED UNDER PART 3.4 OF THE GENERIC PERMIT, THE DISCHARGE OF GROUNDWATER PRODUCED THROUGH DEWATERING, TO SURFACE WATERS, OR TO ANY PORTION OF THE MS4 WILL REQUIRE SEPARATE PERMITTING FROM THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP). PERMIT(S) SHALL BE OBTAINED PRIOR TO THE COMMENCEMENT OF DEWATERING. ANALYTICAL RESULTS FROM PRE-DISCHARGE TESTING SHALL BE PROVIDED TO CITY OF VENICE.



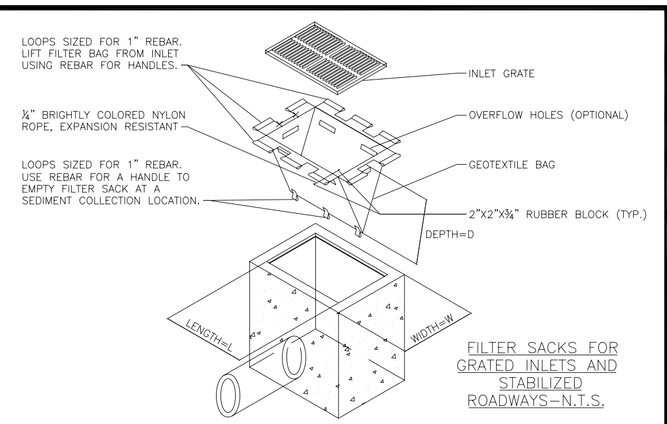
INLET DEBRIS CONTROL SCREEN

BMP DETAIL NO. 1



SECTION A–A

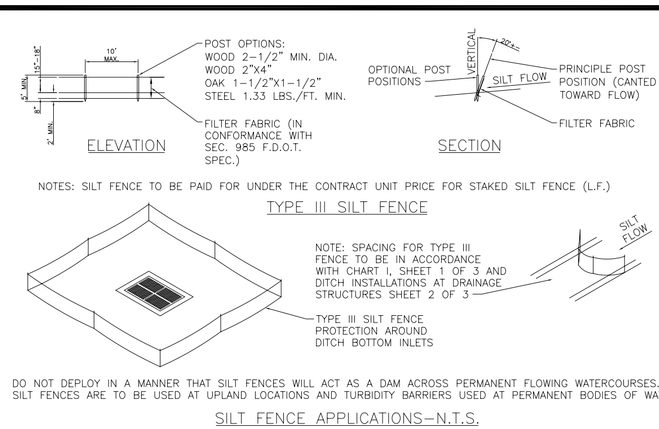
SEDIMENT CONTROL DETAIL FOR STOCKPILING OF ERODIBLE MATERIAL–N.T.S.



FILTER SACKS FOR GRATED INLETS AND STABILIZED ROADWAYS–N.T.S.

BMP DETAIL NO. 2

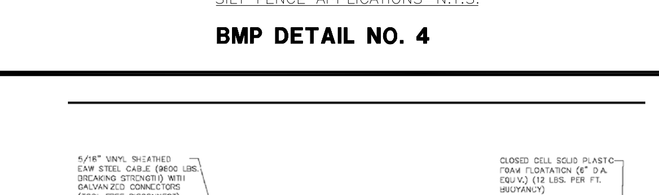
BMP DETAIL NO. 3



ELEVATION SECTION

NOTES: SILT FENCE TO BE PAID FOR UNDER THE CONTRACT UNIT PRICE FOR STAKED SILT FENCE (L.F.)

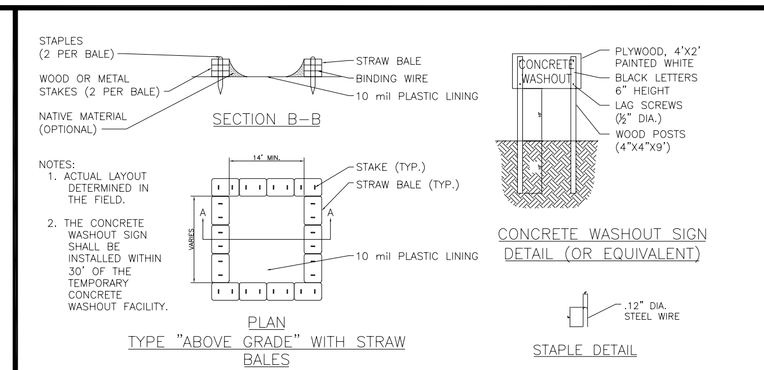
TYPE III SILT FENCE



DO NOT DEPLOY IN A MANNER THAT SILT FENCES WILL ACT AS A DAM ACROSS PERMANENT FLOWING WATERCOURSES. SILT FENCES ARE TO BE USED AT UPLAND LOCATIONS AND TURBIDITY BARRIERS USED AT PERMANENT BODIES OF WATER.

SILT FENCE APPLICATIONS–N.T.S.

BMP DETAIL NO. 4



SECTION B–B

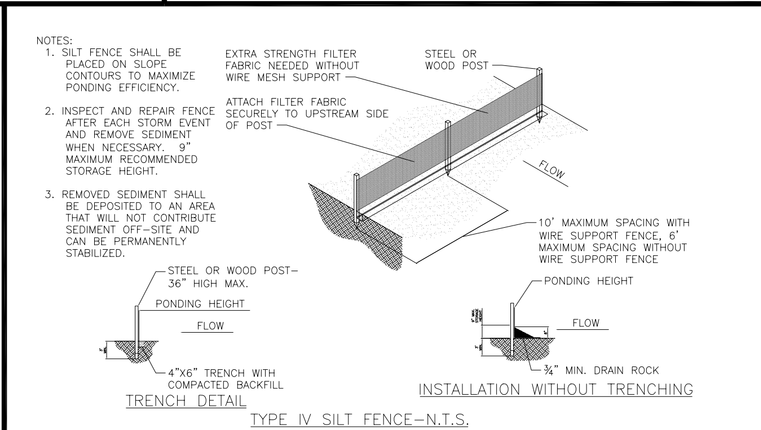
PLAN TYPE "ABOVE GRADE" WITH STRAW BALES

CONCRETE WASHOUT SIGN DETAIL (OR EQUIVALENT)

STAPLE DETAIL

CONCRETE & STUCCO WASTE MANAGEMENT–N.T.S.

BMP DETAIL NO. 5

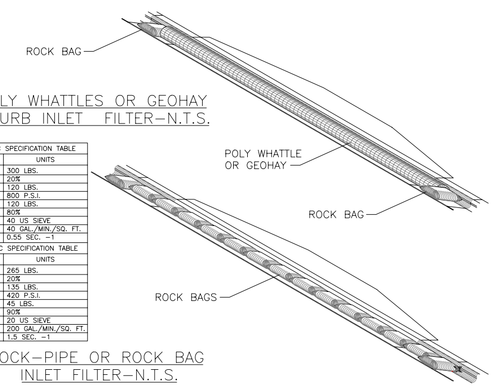


TRENCH DETAIL

INSTALLATION WITHOUT TRENCHING

TYPE IV SILT FENCE–N.T.S.

BMP DETAIL NO. 6

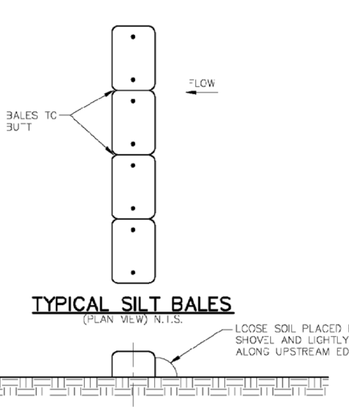


POLY WHATTLES OR GEOHAY CURB INLET FILTER–N.T.S.

LOW TO MODERATE FLOW GEOTEXTILE FABRIC SPECIFICATION TABLE		
PROPERTIES	TEST METHOD	UNITS
GRAB TENSILE STRENGTH	ASTM D-4632	300 LBS.
GRAB TENSILE ELONGATION	ASTM D-4632	30%
PUNCTURE	ASTM D-4833	120 LBS.
MULLEN BURST	ASTM D-3786	600 P.S.I.
TRAPEZOID TEAR	ASTM D-4533	120 LBS.
UV RESISTANCE	ASTM D-4355	70%
APPARENT OPENING SIZE	ASTM D-4751	40 US. SIEVE
FLOW RATE	ASTM D-4491	40 GAL/MIN/SQ. FT.
PERMITTIVITY	ASTM D-4491	0.55 SEC.-1
MODERATE TO HIGH FLOW GEOTEXTILE FABRIC SPECIFICATION TABLE		
PROPERTIES	TEST METHOD	UNITS
GRAB TENSILE STRENGTH	ASTM D-4632	265 LBS.
GRAB TENSILE ELONGATION	ASTM D-4632	20%
MULLEN BURST	ASTM D-3786	1,200 LBS.
TRAPEZOID TEAR	ASTM D-4533	120 LBS.
UV RESISTANCE	ASTM D-4355	90%
APPARENT OPENING SIZE	ASTM D-4751	20 US. SIEVE
FLOW RATE	ASTM D-4491	110 GAL/MIN/SQ. FT.
PERMITTIVITY	ASTM D-4491	1.5 SEC.-1

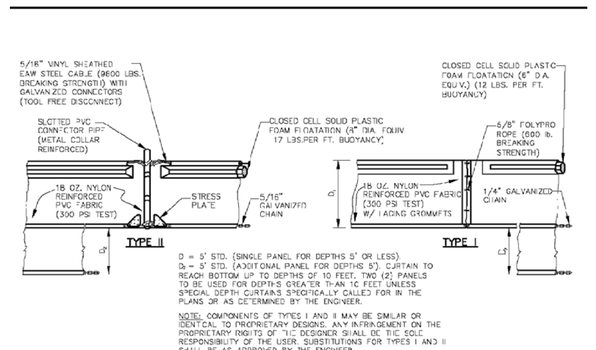
SOCK–PIPE OR ROCK BAG INLET FILTER–N.T.S.

BMP DETAIL NO. 7



TYPICAL SILT BALES (PLAN VIEW) N.T.S.

BMP DETAIL NO. 8

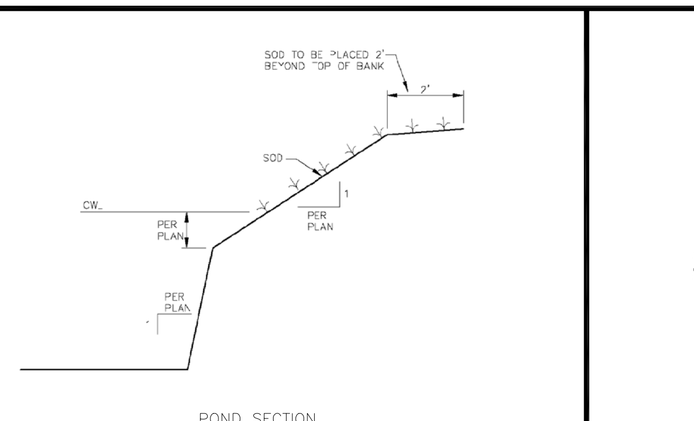


D = 5' STD. (SINGLE PANEL FOR DEPTHS 5' OR LESS).
D = 8' STD. (ADDITIONAL PANEL FOR DEPTHS 5'-8'). CHAIN TO BE ADJUSTED TO DEPTHS OF 6 FEET, TWO (2) PANELS REQUIRED FOR DEPTHS OVER 8 FEET. OTHER DEPTHS OR SPECIAL DEPTH CURTAINS SPECIFICALLY CALLED FOR IN THE PLANS OR AS DETERMINED BY THE ENGINEER.

NOTE: COMPONENTS OF TYPES I AND II MAY BE SIMILAR OR IDENTICAL TO PROPRIETARY DESIGNS. ANY INTERFACEMENT ON THE PROPRIETARY PARTS OF THE DESIGNER SHALL BE THE SOLE RESPONSIBILITY OF THE USER. SUBSTITUTIONS FOR TYPES I AND II SHALL BE AS APPROVED BY THE ENGINEER.

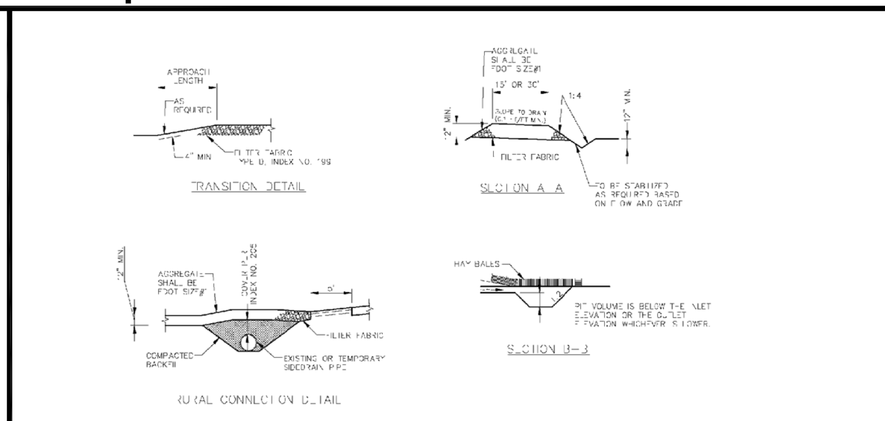
FLOATING TURBIDITY BARRIERS

BMP DETAIL NO. 9

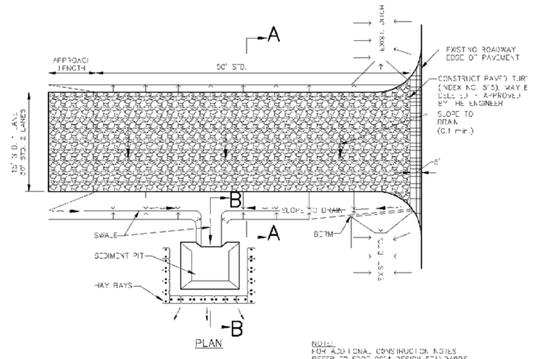


POND SECTION

BMP DETAIL NO. 10

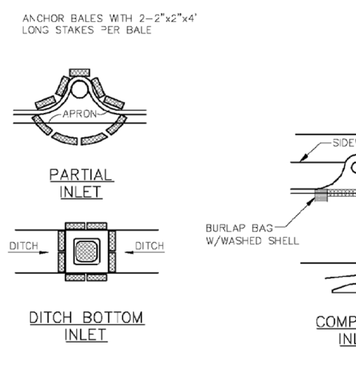


EQUAL CONNECTION DETAIL



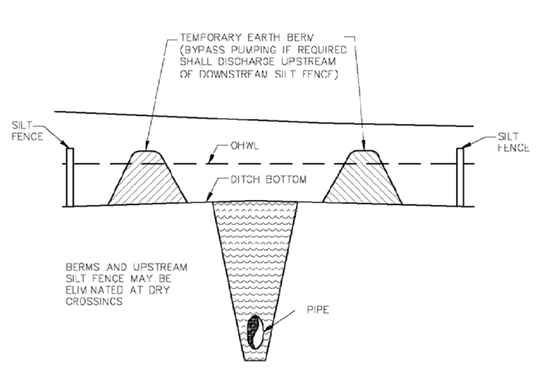
CONSTRUCTION ENTRANCE

BMP DETAIL NO. 15



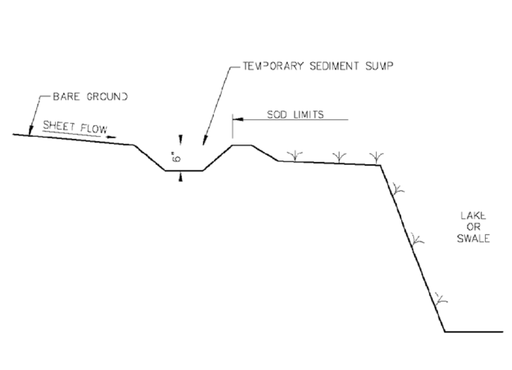
PROTECTION AROUND INLETS

BMP DETAIL NO. 11



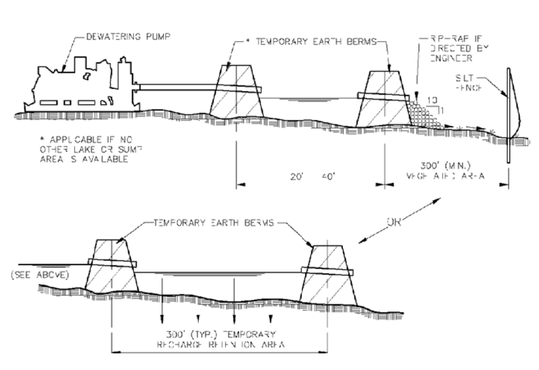
UNDERGROUND PIPE CROSSING

BMP DETAIL NO. 12



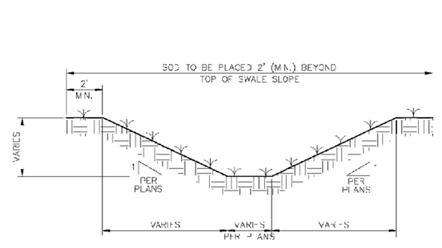
TEMPORARY SEDIMENT SUMP

BMP DETAIL NO. 13



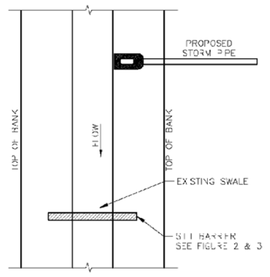
TYPICAL DEWATERING DISCHARGE

BMP DETAIL NO. 14



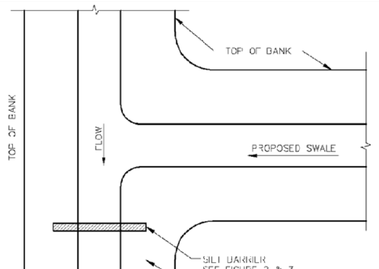
SWALE SECTION

BMP DETAIL NO. 16



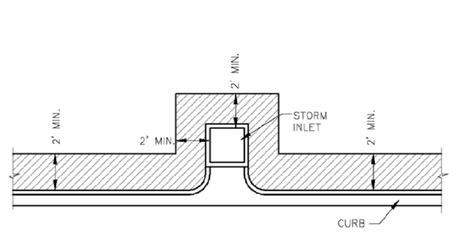
SILT BARRIER LOCATION DETAIL

BMP DETAIL NO. 17



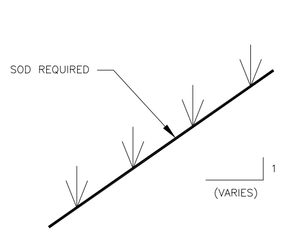
SILT BARRIER LOCATION DETAIL

BMP DETAIL NO. 18



SOD AROUND CURB AND INLET

BMP DETAIL NO. 19



GRASS SLOPES

BMP DETAIL NO. 20

CLIENT:	PROJECT NAME: SEC. 3 TWP. 39S RNG. 19E	PROJECT NUMBER	NO.	DATE	BY	REVISIONS
MPS DEVELOPMENT AND CONSTRUCTION, LLC 625 N. TAMIAMI TRAIL VENICE, FL. 34285	CASSATA OAKS BEST MANAGEMENT DETAILS (SWPPP)	22–2568 SCALE N.T.S.				

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PROFESSIONAL ENGINEERING RESOURCES, INC.
10225 ULMERTON ROAD, SUITE 4D LARGO, FL. 33771
CIVIL ENGINEERS, PLANNERS, PERMIT EXPEDITORS (727) 408-5207
CERTIFICATE OF AUTHORIZATION NUMBER: 4401

DRAWING TYPE
■ PRELIMINARY
□ CONSTRUCTION
□ RECORD

DESIGNED BY: PVS | CHECKED BY: PVS
DRAWN BY: SAG | DATE: 8–15–24

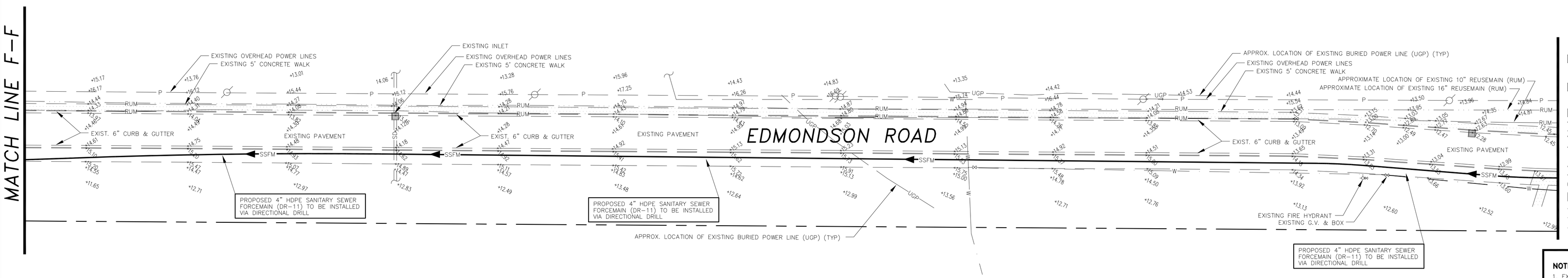
PAUL V. SHERMA, STATE OF FLORIDA, PROFESSIONAL ENGINEER, LICENSE NO. 35628

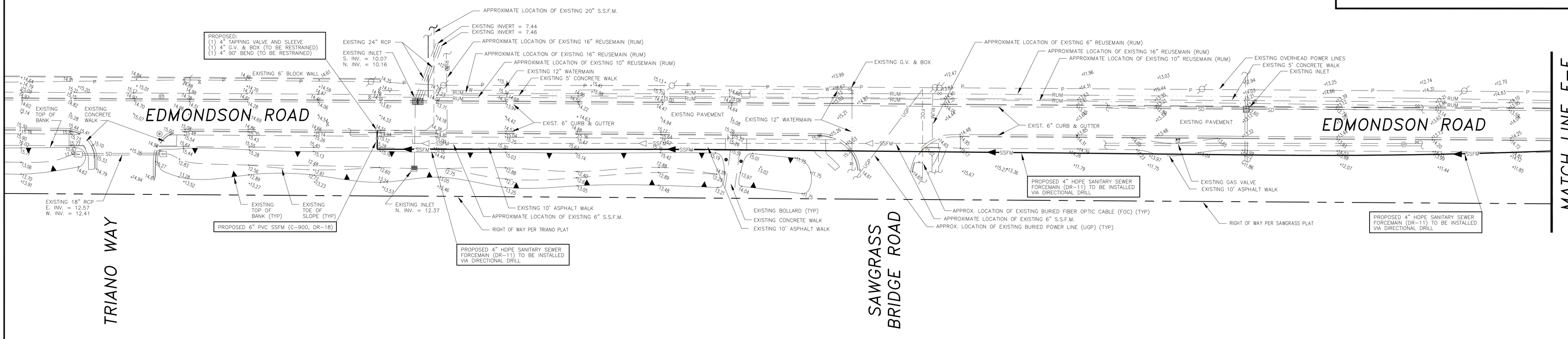
THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY PAUL V. SHERMA ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

APPROVED

PAUL V. SHERMA,REG. NO. 35628

SHEET NUMBER 16





LEGEND

PROPOSED		EXISTING
W	WATER MAIN	W
F	FIRE MAIN	F
RUM	RECLAIM WATER MAIN	RUM
	REDUCER	
	TEMPORARY BLOWOFF	
	FIRE HYDRANT	
	GATE VALVE (G.V. & BOX)	
	FIRE DEPARTMENT CONNECTION	
	DOUBLE CHECK ASSEMBLY	
	WATER METER	
SS	SANITARY SEWER LINE	SS
SSFM	SANITARY SEWER FORCEMAIN	SSFM
	SANITARY SEWER MANHOLE	
	CLEAN OUT	
SD	STORM DRAIN	SD
	ROOF DRAIN	
	GRATE INLET	
	JUNCTION BOX	
	EROSION CONTROL	
	OUTFALL STRUCTURE	
	MITERED END SECTION (M.E.S.)	
TOP BANK	TOP OF BANK	TOP BANK
	FENCE OR WALL	
	EASEMENT OR SETBACK	
	TRAFFIC FLOW ARROW	
	HANDICAP PARKING SPACE	
H.P.	H.P. OR CHANGE IN GRADE	N/A
UD	UNDERDRAIN	N/A
12.50	ELEVATION	14 x 75
	CONTOUR	9.0
GTE	GTE	GTE
	U.G. ELECTRICAL LINE	P
GAS	GAS MAIN	G
	DETECTABLE WARNING	

CONTRACTOR TO CALL "SUNSHINE" AT 1-800-432-4770, 48 hrs. PRIOR TO ANY CLEARING OR CONSTRUCTION FOR EXISTING UTILITY LOCATIONS.

NORTH

40 20 0 40 80
30 10
GRAPHIC SCALE

NOTES:

1. EXISTING BOUNDARY, IMPROVEMENTS, TREES & TOPOGRAPHY TAKEN FROM BRIGHAM/ALLEN LAND SURVEYING BOUNDARY SURVEY DATED 9/02/2017, ROUTE SURVEY DATED 9/1/2017 AND SCHAPPACHER SURVEYING, L.L.C. TOPOGRAPHY AND TREE SURVEY LAST REVISED 8/30/2016.
2. CONTRACTOR TO LOCATE ALL UNDERGROUND UTILITIES PRIOR TO ANY CONSTRUCTION ACTIVITIES.
3. ELEVATIONS SHOWN HEREON ARE BASED ON NGS CONTROL POINTS DESIGNATION S 175 83 A31 ELEVATION 37.22 NAVD 88 AND DESIGNATION 175 83 A31 RM 1 ELEVATION 38.41 NAVD88, BRASS DISCS FOUND IN CONC AND ARE REFERENCED TO NORTH AMERICAN DATUM OF 1988 (NAVD88).
4. THERE WILL BE NO DISCHARGE TO I-75.
5. PROPOSED LOT DRIVEWAYS ARE TO BE CONCRETE OR PAVERS.
6. THERE IS NO DEWATERING OFFSITE UNLESS APPROVED BY THE CITY OF VENICE AND SWFWMD. SITE CONTRACTOR RESPONSIBLE FOR OBTAINING APPROVAL FOR DEWATERING OFFSITE.
7. EXISTING ON-SITE POND TO BE FILLED WITH CLEAN FILL. ALL ORGANIC SILT, CLAY, UNSUITABLE MATERIAL TO BE REMOVED AND DISCARDED OFFSITE. CLEAN FILL TO BE COMPACTED TO 98% MODIFIED PROCTOR.
8. IF THERE IS ANY QUESTION, CONFLICT OR DISCREPANCY ON THE CIVIL ENGINEERING CONSTRUCTION PLANS, CONTRACTOR TO CONTACT PROFESSIONAL ENGINEERING RESOURCES, INC. AND OBTAIN WRITTEN CLARIFICATION PRIOR TO INSTALLATION OR CONSTRUCTION.
9. CONTRACTOR TO COMPLY WITH UNIVERSAL ENGINEERING SCIENCES GEOTECHNICAL REPORTS, AUGUST 11, 2015 REPORT NO. 11212, JUNE 16, 2022, REPORT NO. 220333, MARCH 4, 2024 REPORT NO. 240091.
10. CONTRACTOR TO FIELD VERIFY LOCATION AND DEPTH OF EXISTING UTILITIES AT PROPOSED SSFM, WATER MAIN, RECLAIM MAIN AND DRAINAGE PRIOR TO COMMENCING WORK.
11. CONTRACTOR TO PROVIDE MAINTENANCE OF TRAFFIC ON AUBURN ROAD, EDMONDSON ROAD AND BORDER ROAD AS PER F.D.O.T. INDEX (SEE DETAIL).

CLIENT:	MPS DEVELOPMENT AND CONSTRUCTION, LLC 625 N. TAMIAMI TRAIL VENICE, FL. 34285
PROJECT NAME: SEC. 3 TWP. 39S RNG. 19E	CASSATA OAKS OFF SITE SSFM PLAN
PROJECT NUMBER	22-2568
SCALE	1"=40'

NO.	DATE	BY	REVISIONS

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PROFESSIONAL ENGINEERING RESOURCES, INC.
10225 ULMERTON ROAD, SUITE 4D, LARGO, FL. 33771
CIVIL ENGINEERS, PLANNERS, PERMIT EXPEDITORS (727) 408-5208
CERTIFICATE OF AUTHORIZATION NUMBER: 4401

DRAWING TYPE
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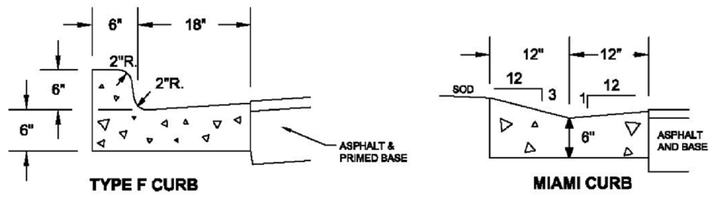
APPROVED

PAUL V. SHERMA,REG. NO. 35628

SHEET NUMBER 17

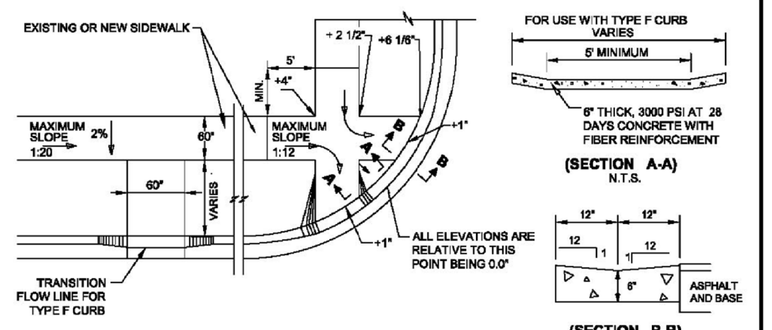


TYPE F CURB | MIAMI CURB

1.) ALL STREETS SHALL HAVE A TWO-FOOT WIDE CONCRETE (3000 PSI AT 28 DAYS WITH FIBER REINFORCEMENT) CURB AND GUTTER, AND MEET OR EXCEED FDOT SPECIFICATIONS UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER.

CURB DETAIL

N.T.S.

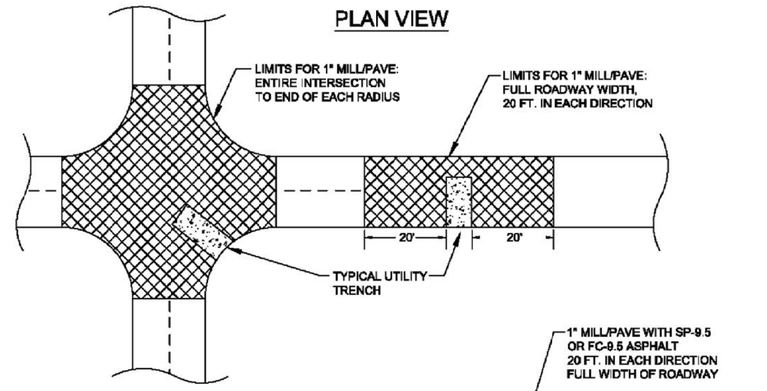


1.) ALL CONCRETE RAMPS SHALL BE 4" THICK, INCREASING TO 6" THICK WITHIN 48" OF THE CURB
2.) ALL CONNECTIONS TO AN EXISTING SIDEWALK SHALL BE AT AN EXPANSION OR CONTRACTION JOINT
3.) THE MAXIMUM RAMP SLOPE SHALL BE 1:12, FOR A VERTICAL DISTANCE OF NOT MORE THAN 6 INCHES.
4.) THE MAXIMUM RUNNING SIDEWALK SLOPE SHALL BE 1:20, AND MAXIMUM CROSS SLOPE SHALL BE 2%.
5.) ALL SIDEWALK RAMPS AND STREET CONNECTIONS WITHIN THE PUBLIC ROW SHALL HAVE A TACTILE SURFACE.
6.) TACTILE SURFACES SHALL MEET THE MOST CURRENT AMERICANS WITH DISABILITIES ACT STANDARDS, BE FDOT COMPLIANT AND SHALL BE BRICK RED IN COLOR.
7.) ALL MATERIALS & METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH LATEST EDITION OF THE FDOT, "STANDARDS FOR ROAD & BRIDGE CONSTRUCTION". IN ADDITION, CONCRETE SHALL BE 3000 PSI AT 28 DAYS WITH A MAXIMUM 4" SLUMP AND FIBER REINFORCEMENT.

SIDEWALK RAMP DETAIL

N.T.S.

CITY OF VENICE ENGINEERING DEPARTMENT	ENGINEERING	DATE
401 WEST VENICE AVE. VENICE FL 34285 (941) 486-2626 FAX (941) 480-3031	SIDEWALK RAMPS & CURBING	JAN 2023
Venice, Florida "City on the Gulf"		SHEET NO. ENG-1

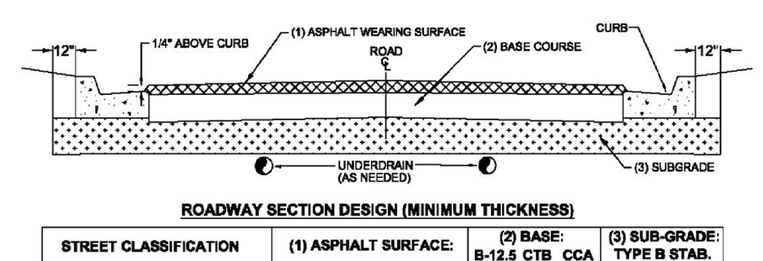


1.) ALL PAVEMENT CUTS WITHIN CITY STREETS AND ALLEYWAYS SHALL BE RESTORED TO THE MINIMUM STANDARDS AS SHOWN IN THIS DETAILS.
2.) TRENCH BACKFILL AND SUBGRADE TO BE COMPACTED TO 98% OF MAX. DENSITY PER AASHTO T-180
CRUSH CONCRETE AGGREGATE MUST HAVE AN LBR ≥ 150. SHELL IS NOT AN ACCEPTABLE BASE MATERIAL.
3.) ALL CONNECTIONS TO EXISTING PAVEMENT SHALL BE STRAIGHT AND FLUSH.
4.) ANY RESTORATION WORK WHICH IS FOUND TO BE UNSATISFACTORY IN CONDITION SHALL BE REMOVED AND REPLACED AT THE CONTRACTOR/APPLICANTS EXPENSE.
5.) RESTORATION WORK IN THE PUBLIC ROW MUST BE COMPLETED WITHIN 7 DAYS UNLESS WRITTEN APPROVAL IS RECEIVED BY THE CITY ENGINEER OR DESIGNEE TO EXTEND THE RESTORATION TIMEFRAME. RESTORATION WORK NOT COMPLETED AS REQUIRED MAY BE REFERRED TO CODE ENFORCEMENT FOR ACTION INCLUDING DAILY FINES.

PAVEMENT RESTORATION DETAIL

N.T.S.

CITY OF VENICE ENGINEERING DEPARTMENT	ENGINEERING	DATE
401 WEST VENICE AVE. VENICE FL 34285 (941) 486-2626 FAX (941) 480-3031	PAVEMENT RESTORATION	JAN 2023
Venice, Florida "City on the Gulf"		SHEET NO. ENG-2



ROADWAY SECTION DESIGN (MINIMUM THICKNESS)

STREET CLASSIFICATION	(1) ASPHALT SURFACE:	(2) BASE: B-12.5	CTB	CCA	(3) SUB-GRADE: TYPE B STAB.
PRIVATE ACCESSWAY & LIGHT DUTY PARKING	2" TYPE SP-9.5 (INSTALLED AS TWO 1" LIFTS)	4"	8"	8"	6" MIN 40 LBR
RESIDENTIAL STREET	2" TYPE SP-9.5 (INSTALLED AS TWO 1" LIFTS)	5"	10"	10"	12" MIN 40 LBR
INDUSTRIAL STREET (PUBLIC/PRIVATE)	2" TYPE SP-12.5 & 1" TYPE FC-9.5	5"	10"	10"	12" MIN 40 LBR
COLLECTOR / ARTERIAL STREET	3" TYPE SP-12.5 & 1" TYPE FC-9.5	5"	10"	10"	12" MIN 40 LBR

1.) ALL STREETS WITHIN THE CITY LIMITS SHALL MEET THE MINIMUM DESIGN STANDARDS AS ESTABLISHED IN THIS DETAIL.
2.) ALL INSTALLATION METHODS AND MATERIALS SHALL CONFORM WITH THE LATEST EDITION OF THE FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
3.) CRUSHED CONCRETE AGGREGATE (CCA) MUST HAVE AN LBR ≥150. SHELL IS NOT AN ACCEPTABLE BASE MATERIAL.
4.) CEMENT TREATED BASE:
a.) THE MATERIAL TO BE USED AS THE FILLER AGGREGATE IN CTB MUST BE LBR TESTED PRIOR TO DESIGN FORMULATION (ADDING CEMENT). THIS MATERIAL MUST ACHIEVE AN LBR VALUE OF > 100.
b.) CTB DESIGN CRITERION SHOULD TARGET RANGE FROM 175 TO 275 PSI ON 7 DAY BREAK. TESTING MUST BE PROVIDED TO VERIFY THE COMPRESSIVE STRENGTH OF THE MIX.
5.) ALL GRANULAR COURSES OF ROAD CONSTRUCTION MUST BE COMPACTED TO 98% OF ITS OPTIMUM DENSITY AS PER T-180 (AASHTO). CTB SHALL BE COMPACTED TO 95% OF ITS LAB FORMULATION DENSITY (AASHTO T-99).
6.) ALL MINERAL MATERIALS USED IN CONSTRUCTION OF ROADWAYS MUST MEET THE FOLLOWING CRITERIA:
a.) FINES (PASSING # 200 SIEVE) MUST BE LIMITED TO ≤ 12%, ORGANICS LIMITED TO < 5%, NO DELETERIOUS MATERIALS.
7.) SIGNAGE AND PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH LATEST EDITION OF THE FDOT ROADWAY AND TRAFFIC DESIGN STANDARDS AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD MANUAL).
8.) ALL CITY STREET SIGNS WILL BE BLUE BACKGROUND WITH 6" WHITE LETTERS AND CONSTRUCTED WITH HIGH INTENSITY REFLECTORIZED MATERIAL. ALL STREET SIGNS SHALL BE 9 INCHES WIDE AND APPROVED BY THE DIRECTOR OF PUBLIC WORKS PRIOR TO INSTALLATION.
9.) ALL CURB PADS SHALL MEET THE SAME STRUCTURAL AND COMPACTION STANDARDS AS ROAD SUB GRADE. THESE PADS WILL EXTEND TO AT LEAST 12" BEYOND THE CURB.
10.) UNDERDRAINS OR SIDEDRAINS MAY BE INCLUDED WHEN THE GROUND WATER LEVELS MAY AFFECT THE STRUCTURAL INTEGRITY OF THE ROAD. THIS DESIGN SHALL BE THE RESPONSIBILITY OF ENGINEER OF RECORD.
11.) ANY PROPOSED TRAFFIC CALMING DEVICES MUST BE APPROVED BY THE CITY ENGINEER & FIRE CHIEF.
12.) ASPHALT COURSES AND CONCRETE SHALL NOT BE PLACED WHILE RAIN IS FALLING, OR WHEN THERE IS STANDING WATER ON THE SURFACE TO BE COVERED.
13.) TACK COAT SHALL BE APPLIED BETWEEN ALL ASPHALT LAYERS.

TYPICAL ROADWAY SECTION

N.T.S.

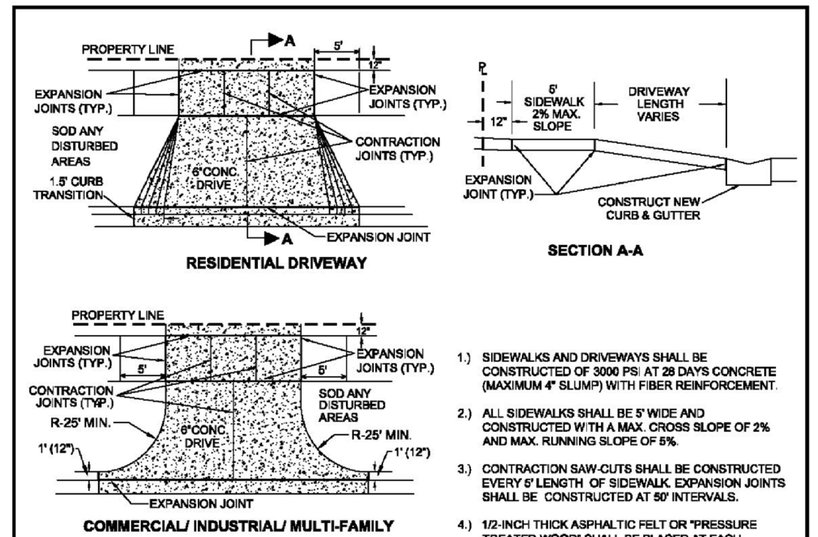
CITY OF VENICE ENGINEERING DEPARTMENT	ENGINEERING	DATE
401 WEST VENICE AVE. VENICE FL 34285 (941) 486-2626 FAX (941) 480-3031	TYPICAL ROADWAY SECTION	JAN 2023
Venice, Florida "City on the Gulf"		SHEET NO. ENG-3

LOCATION OF PUBLIC WATER SYSYEM MAINS IN ACCORDANCE WITH F.A.C. RULE 62-555.314

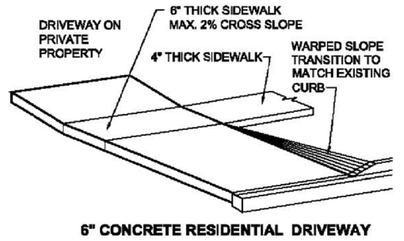
Other Pipe	Horizontal Separation	Crossings (1)	Joint Spacing @ Crossings (Full Joint Centered)
Storm Sewer, Stormwater Force Main, Reclaimed Water (2)	Water Main — 3 ft. minimum	Water Main — 12 inches is the minimum, except for storm sewer, then 6 inches is the minimum and 12 inches is preferred	Alternate 3 ft. minimum: Water Main
Vacuum Sanitary Sewer	Water Main — 10 ft. preferred 3 ft. minimum	Water Main — 12 inches preferred 6 inches minimum	Alternate 3 ft. minimum: Water Main
Gravity or Pressure Sanitary Sewer, Sanitary Sewer Force Main, Reclaimed Water (4)	Water Main — 10 ft. preferred 6 ft. minimum (3)	Water Main — 12 inches is the minimum, except for gravity sewer, then 6 inches is the minimum and 12 inches is preferred	Alternate 6 ft. minimum: Water Main
On-Site Sewage Treatment & Disposal System	10 ft. minimum	---	---

(1) Water main should cross above other pipe. When water main must be below other pipe, the minimum separation is 12 inches.
(2) Reclaimed water regulated under Part III of Chapter 62-610, F.A.C.
(3) 3 ft. for gravity sanitary sewer where the bottom of the water main is laid at least 6 inches above the top of the gravity sanitary sewer.
(4) Reclaimed water not regulated under Part III of Chapter 62-610, F.A.C.

Disclaimer: This document is provided for your convenience only. Please refer to F.A.C. Rule 62-555.314 for additional construction requirements.



1.) SIDEWALKS AND DRIVEWAYS SHALL BE CONSTRUCTED OF 3000 PSI AT 28 DAYS CONCRETE (MAXIMUM 4" SLUMP) WITH FIBER REINFORCEMENT.
2.) ALL SIDEWALKS SHALL BE 5' WIDE AND CONSTRUCTED WITH A MAX. CROSS SLOPE OF 2% AND MAX. RUNNING SLOPE OF 5%.
3.) CONTRACTION SAW-CUTS SHALL BE CONSTRUCTED EVERY 5' LENGTH OF SIDEWALK. EXPANSION JOINTS SHALL BE CONSTRUCTED AT 50' INTERVALS.
4.) 1/2-INCH THICK ASPHALTIC FELT OR "PRESSURE TREATED WOOD" SHALL BE PLACED AT EACH EXPANSION JOINT.
5.) EXISTING CURB AND GUTTER SHALL BE REMOVED ONLY AT EXISTING JOINTS.
6.) DRIVEWAY WIDTH AND LOCATION SHALL COMPLY WITH ZONING CODES, SECTIONS 122-446, 62-64, 62-65.
7.) DRIVEWAY SLOPES SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE FDOT, "ROADWAY AND TRAFFIC DESIGN STANDARDS", INDEX 515.
8.) RESIDENTIAL DRIVEWAYS SHALL BE CONSTRUCTED WITH CONCRETE UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER.

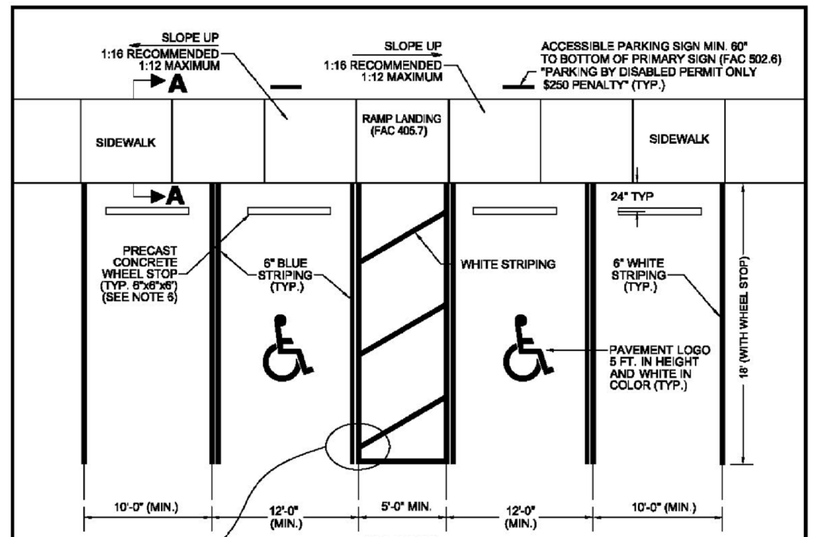


6" CONCRETE RESIDENTIAL DRIVEWAY

DRIVEWAY & SIDEWALK DETAIL

N.T.S.

CITY OF VENICE ENGINEERING DEPARTMENT	ENGINEERING	DATE
401 WEST VENICE AVE. VENICE FL 34285 (941) 486-2626 FAX (941) 480-3031	TYPICAL DRIVEWAY & SIDEWALK	JAN 2023
Venice, Florida "City on the Gulf"		SHEET NO. ENG-4

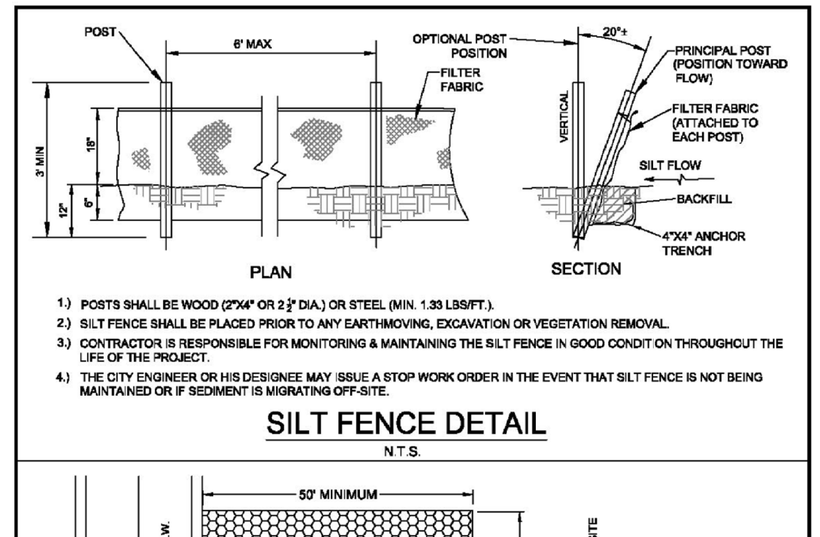


1.) IF AN ADJACENT SIDEWALK IS A MINIMUM OF SEVEN (7) FEET IN WIDTH AND PROVIDES A 5" INCH CURB, THE SIDEWALK MAY SERVE AS THE WHEEL STOP AND THE STANDARD PARKING SPACE MAY BE 18' DEEP.
2.) IF AN ADJACENT LANDSCAPE AREA IS A MINIMUM OF 3.5' PER ABUTTING PARKING SPACE AND PROTECTED BY CONCRETE CURBING OR WHEEL STOP, 2 FEET OF THE REQUIRED DEPTH MAY ENCROACH INTO THE LANDSCAPE AREA. IF THE REQUIRED DEPTH ENCROACHES INTO THE LANDSCAPE AREA, THE WHEEL STOP MUST BE PLACED AT THE EDGE OF PAVEMENT.
3.) ACCESSIBLE PARKING SPACES AND ACCESS AISLES SHALL BE CONSTRUCTED WITH SURFACE SLOPES NOT TO EXCEED 1:50 (2%) IN ALL DIRECTIONS AND THE GROUND SURFACE SHALL BE STABLE, FIRM AND SLIP RESISTANT.
4.) NO COLORS OTHER THAN WHITE AND BLUE SHALL BE USED FOR PARKING SPACE PAVEMENT MARKINGS.
5.) ALL DIMENSIONS SHOWN ARE TO THE CENTERLINE OF PAVEMENT MARKINGS.
6.) ALTERNATE DESIGN FOR PARKING STOPS SHALL REQUIRE APPROVAL BY THE CITY ENGINEER.

ACCESSIBLE & TYPICAL PARKING SPACE DETAIL

N.T.S.

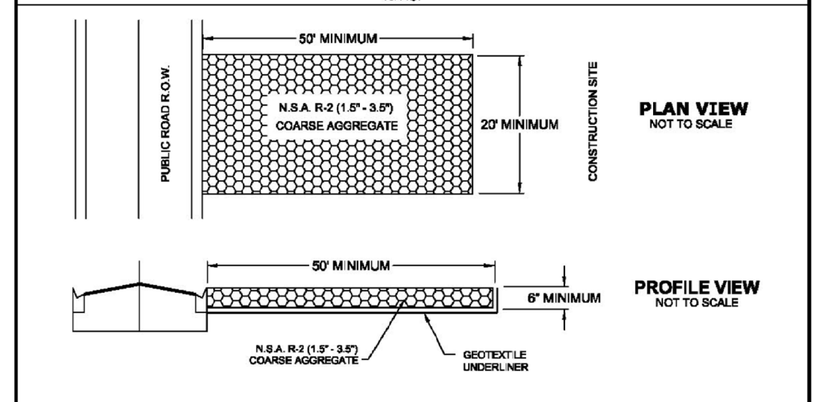
CITY OF VENICE ENGINEERING DEPARTMENT	ENGINEERING	DATE
401 WEST VENICE AVE. VENICE FL 34285 (941) 486-2626 FAX (941) 480-3031	ACCESSIBLE & TYPICAL PARKING	JAN 2023
Venice, Florida "City on the Gulf"		SHEET NO. ENG-5



1.) POSTS SHALL BE WOOD (2"X4" OR 2 1/2" DIA.) OR STEEL (MIN. 1.33 LBS/FT.).
2.) SILT FENCE SHALL BE PLACED PRIOR TO ANY EARTHMOVING, EXCAVATION OR VEGETATION REMOVAL.
3.) CONTRACTOR IS RESPONSIBLE FOR MONITORING & MAINTAINING THE SILT FENCE IN GOOD CONDITION THROUGHOUT THE LIFE OF THE PROJECT.
4.) THE CITY ENGINEER OR HIS DESIGNEE MAY ISSUE A STOP WORK ORDER IN THE EVENT THAT SILT FENCE IS NOT BEING MAINTAINED OR IF SEDIMENT IS MIGRATING OFF-SITE.

SILT FENCE DETAIL

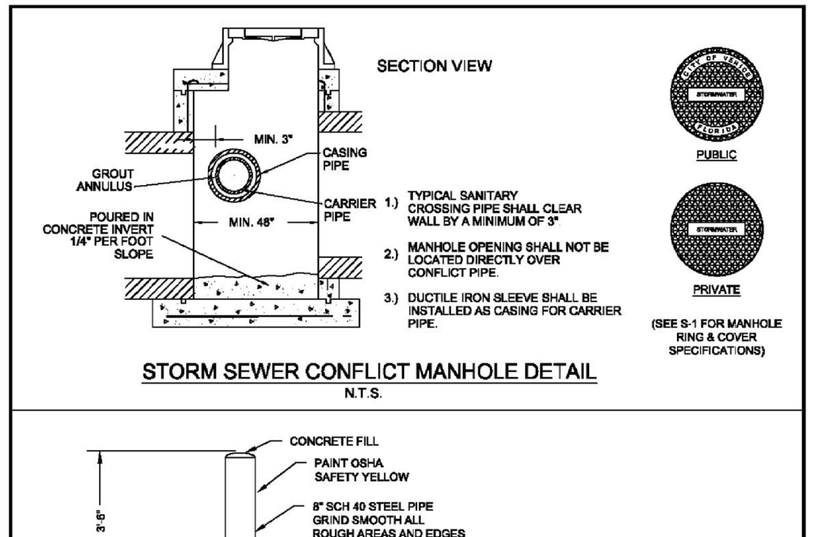
N.T.S.



CRUSHED STONE CONSTRUCTION EXIT DETAIL

N.T.S.

CITY OF VENICE ENGINEERING DEPARTMENT	ENGINEERING	DATE
401 WEST VENICE AVE. VENICE FL 34285 (941) 486-2626 FAX (941) 480-3031	SILT FENCE & CONSTRUCTION EXIT	JAN 2023
Venice, Florida "City on the Gulf"		SHEET NO. ENG-7

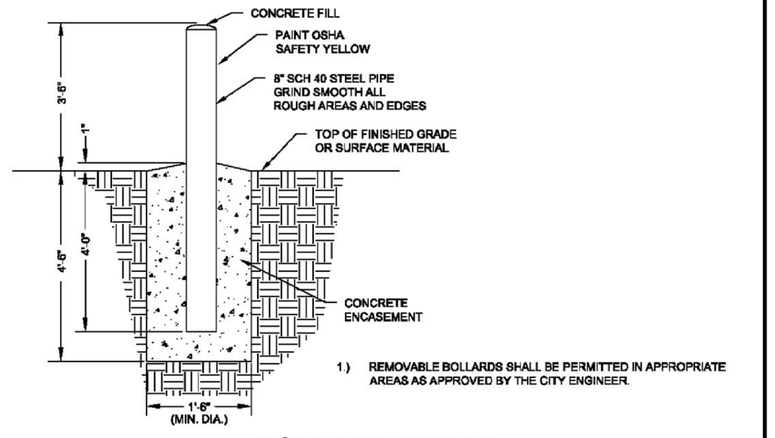


1.) TYPICAL SANITARY CROSSING PIPE SHALL CLEAR WALL BY A MINIMUM OF 3"
2.) MANHOLE OPENING SHALL NOT BE LOCATED DIRECTLY OVER CONFLICT PIPE.
3.) DUCTILE IRON SLEEVE SHALL BE INSTALLED AS CASING FOR CARRIER PIPE.

(SEE S-1 FOR MANHOLE RING & COVER SPECIFICATIONS)

STORM SEWER CONFLICT MANHOLE DETAIL

N.T.S.



1.) REMOVABLE BOLLARDS SHALL BE PERMITTED IN APPROPRIATE AREAS AS APPROVED BY THE CITY ENGINEER

BOLLARD DETAIL

N.T.S.

CITY OF VENICE ENGINEERING DEPARTMENT	ENGINEERING	DATE
401 WEST VENICE AVE. VENICE FL 34285 (941) 486-2626 FAX (941) 480-3031	STORM CONFLICT MANHOLE & BOLLARD	JAN 2023
Venice, Florida "City on the Gulf"		SHEET NO. ENG-9

CLIENT:
MPS DEVELOPMENT AND CONSTRUCTION, LLC
625 N. TAMIAMI TRAIL
VENICE, FL. 34285

PROJECT NAME: CASSATA OAKS
SEC. 3 TWP. 39S RNG. 19E
CITY OF VENICE PAVING, GRADING AND DRAINAGE DETAILS

PROJECT NUMBER: 22-2568
SCALE: N.T.S.

NO.	DATE	BY	REVISIONS

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PROFESSIONAL ENGINEERING RESOURCES, INC.
10225 ULMERTON ROAD, SUITE 4D LARGO, FL. 33771
CIVIL ENGINEERS, PLANNERS, PERMIT EXPEDITORS (727) 498-5207
CERTIFICATE OF AUTHORIZATION NUMBER: 4401

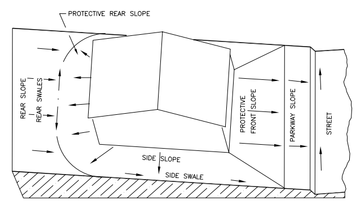
DRAWING TYPE
■ PRELIMINARY
□ CONSTRUCTION
□ RECORD

DESIGNED BY: PVS | CHECKED BY: PVS
DRAWN BY: SAG | DATE: 8-15-24

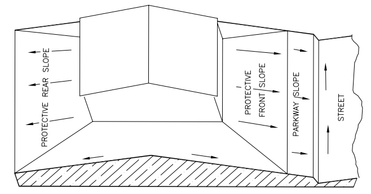
PAUL V. SHERMA, STATE OF FLORIDA, PROFESSIONAL ENGINEER, LICENSE NO. 35628
THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY PAUL V. SHERMA ON THE DATE INDICATED HERE USING A DIGITAL SIGNATURE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

APPROVED
PAUL V. SHERMA,REG. NO. 35628

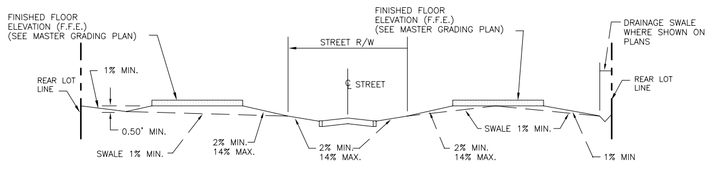
SHEET NUMBER 18



GRADING TYPE A
DRAINAGE TO STREET

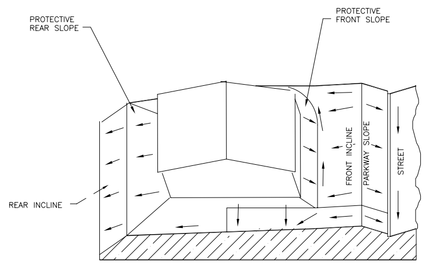


GRADING TYPE B
DRAINAGE TO BOTH STREET AND REAR LOT LINE

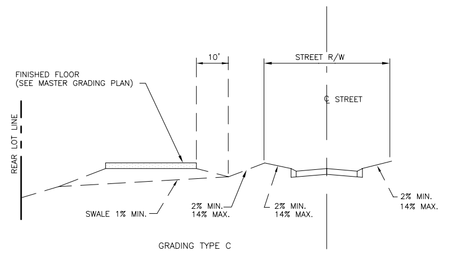


GRADING TYPE A

GRADING TYPE B



GRADING TYPE C
DRAINAGE TO REAR LOT LINE

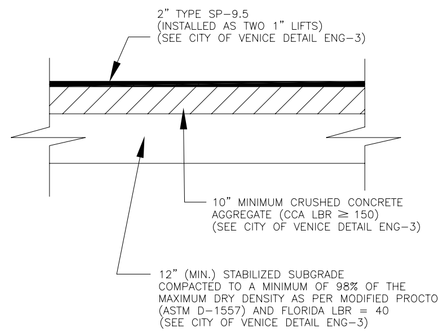


GRADING TYPE C

NOTES:

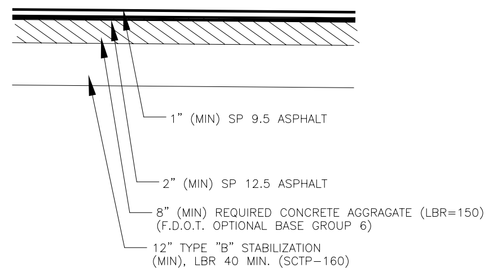
1. CONTRACTOR TO COORDINATE WITH OWNER ON GRADING PLANS AND OBTAINING HOUSE FOOTPRINT DIMENSIONS PRIOR TO BIDDING PROJECT. CONTRACTOR TO CONSTRUCT HOUSE PADS AS PER HOUSE FOOTPRINT DIMENSIONS. THE HOUSE SHOWN IN THIS DETAIL DOES NOT REPRESENT THE LOCATION OF THE HOUSE ON THE LOTS. CONTRACTOR TO COORDINATE WITH THE OWNER FOR THE PROPOSED LOCATION OF THE HOUSE ON THE LOTS.
2. LOTS TO BE GRADED TO WITHIN 0.1'± OF THE PROPOSED ELEVATIONS SHOWN ON THE GRADING PLAN.

LOT GRADING DETAIL



TYPICAL ON-SITE PAVEMENT SECTION

N.T.S.



NOTE :
ALL WORK WITHIN AUBURN ROAD, BORDER ROAD AND EDMONDSON ROAD RIGHT OF WAY TO BE CONSTRUCTED AND TESTED TO SARASOTA COUNTY REQUIREMENTS.

SARASOTA COUNTY PAVEMENT DETAIL (WITHIN SARASOTA COUNTY R-O-W)

N.T.S.

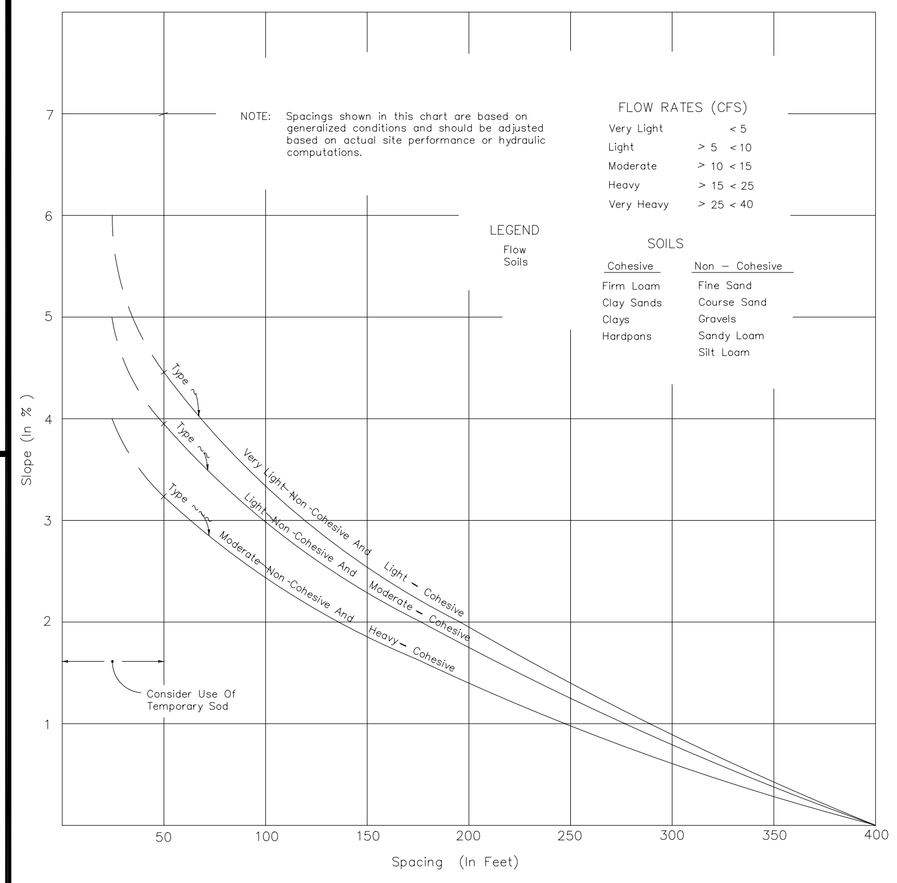
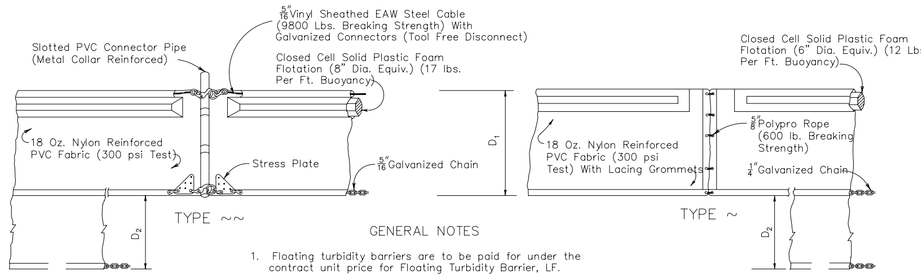


CHART ~
RECOMMENDED SPACING FOR TYPE ~ AND TYPE ~~ HAY BALE BARRIERS, AND TYPE ~~~ SILT FENCES



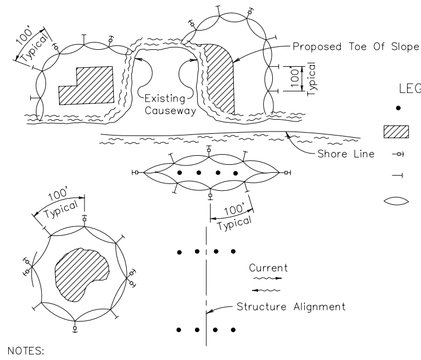
GENERAL NOTES

1. Floating turbidity barriers are to be paid for under the contract unit price for Floating Turbidity Barrier, LF.
2. Staked turbidity barriers are to be paid for under the contract unit price for Staked Turbidity Barrier, LF.

D_1 =5" Std. (Single Panel For Depths 5' or Less).
D_2 =5" Std. (Additional Panel For Depths 5').
Curtain To Reach Bottom Up To Depths Of 10 Feet. Two(2) Panels To Be Used For Depths Greater Than 10 Feet Unless Special Depth Curtains Specifically Called For In The Plans Or As Determined By The Engineer.

NOTICE: COMPONENTS OF TYPES ~ AND ~~ MAY BE SIMILAR OR IDENTICAL TO PROPRIETARY DESIGNS. ANY INFRINGEMENT ON THE PROPRIETARY RIGHTS OF THE DESIGNER SHALL BE THE SOLE RESPONSIBILITY OF THE USER. SUBSTITUTIONS FOR TYPES ~ AND ~~ SHALL BE AS APPROVED BY THE ENGINEER.

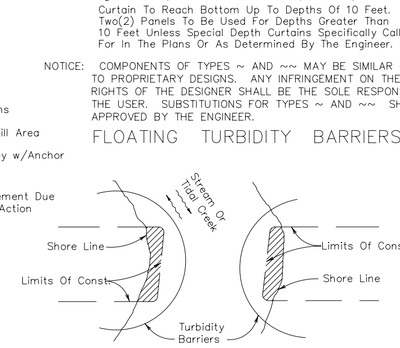
FLOATING TURBIDITY BARRIERS



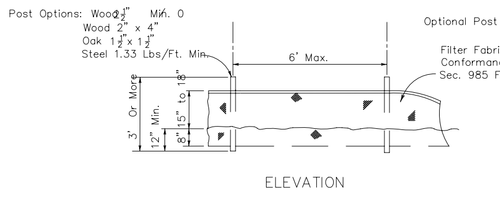
NOTES:

1. Turbidity barriers are to be used in all permanent bodies of water regardless of water depth.
2. Number and spacing of anchors dependent on current velocities.
3. Deployment of barrier around pile locations may vary to accommodate construction operations.
4. Navigation may require segmenting barrier during construction operations.
5. For additional information see Section 104 of the Standard Specifications.

TURBIDITY BARRIER APPLICATIONS

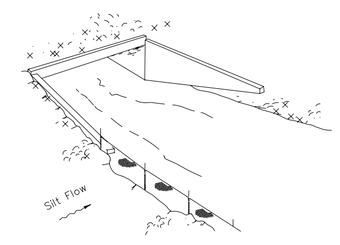


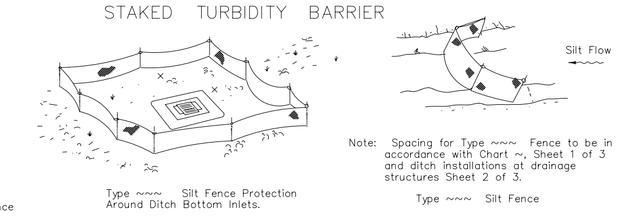
Note:
Turbidity barriers for flowing streams and tidal creeks may be either floating, or staked types or any combinations of types that will suit site conditions and meet erosion control and water quality requirements. The barrier type(s) will be at the Contractors option unless otherwise specified in the plans, however payment will be under the pay item(s) established in the plans for Floating Turbidity Barrier and/or Staked Turbidity Barrier. Posts in staked turbidity barriers to be installed in vertical position unless otherwise directed by the Engineer.



Note: Silt Fence to be paid for under the contract unit price for Staked Silt Fence (LF).

TYPE ~~~ SILT FENCE

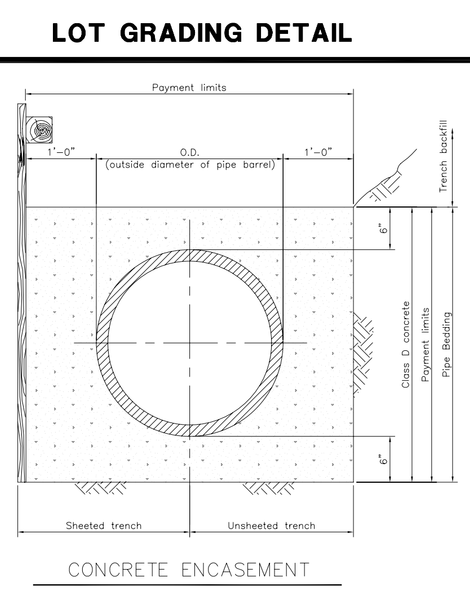




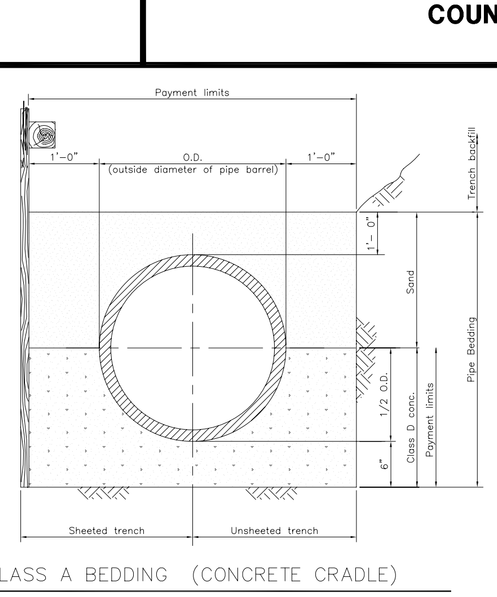
Do not deploy in a manner that silt fences will act as a dam across permanent flowing watercourses. Silt fences are to be used at upland locations and turbidity barriers used at permanent bodies of water.

SILT FENCE APPLICATIONS

TUBIDITY BARRIERS



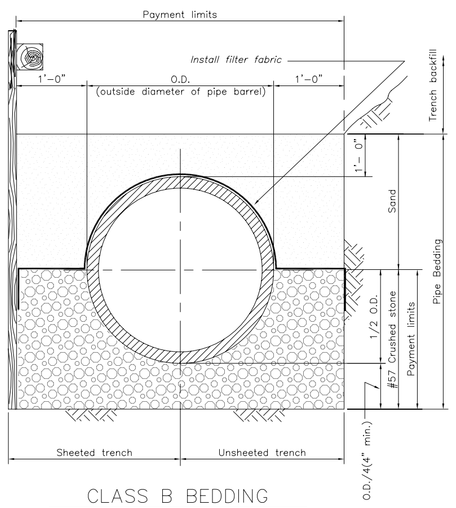
CONCRETE ENCASEMENT



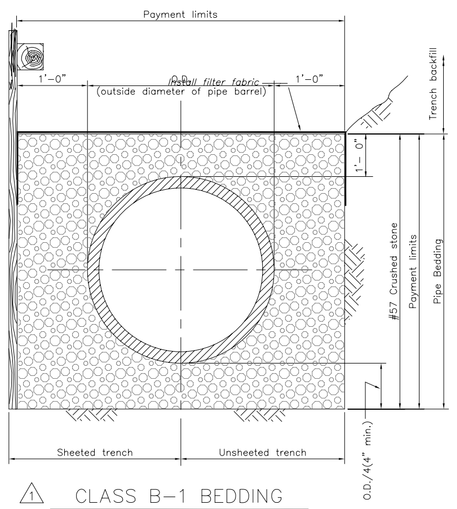
CLASS A BEDDING (CONCRETE CRADLE)

NOTES:

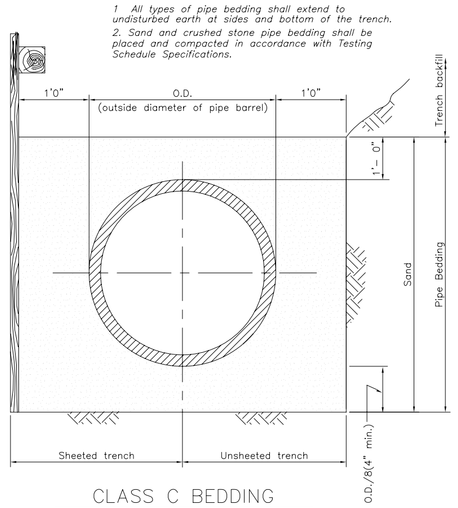
1. All types of pipe bedding shall extend to undisturbed earth at sides and bottom of the trench.
2. Sand and crushed stone pipe bedding shall be placed and compacted in accordance with Testing Schedule Specifications.



CLASS B BEDDING



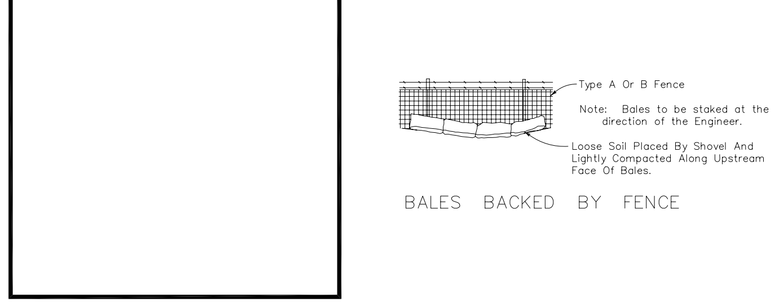
⚠ CLASS B-1 BEDDING



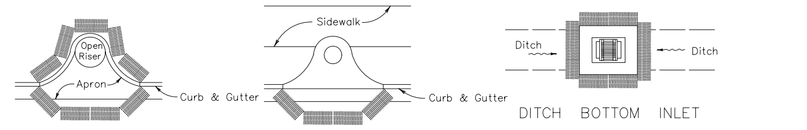
CLASS C BEDDING

PIPE BEDDING DETAILS

NOT TO SCALE



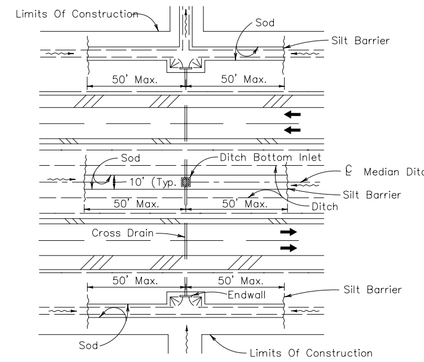
BALES BACKED BY FENCE



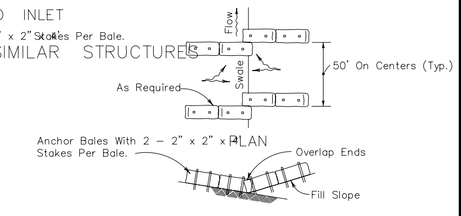
PARTIAL INLET — COMPLETED INLET — DITCH BOTTOM INLET

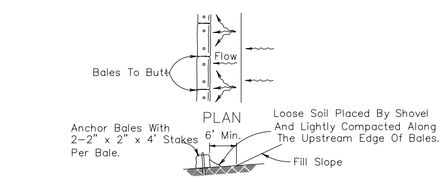
PROTECTION AROUND INLETS OR SIMILAR STRUCTURES

Anchor Bales With 2 – 2" x 2" Stakes Per Bale.

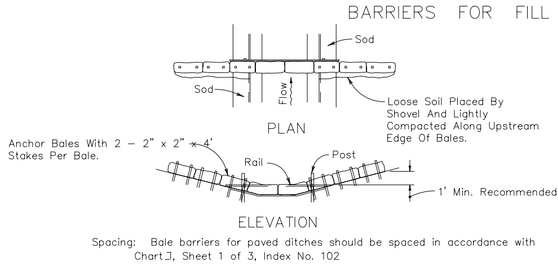


DITCH INSTALLATIONS AT DRAINAGE STRUCTURES



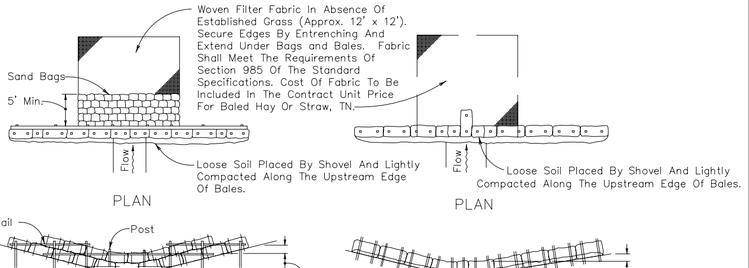


BARRIERS FOR FILL SLOPES



Spacing: Bale barriers for paved ditches should be spaced in accordance with Chart J, Sheet 1 of 3, Index No. 102

BARRIER FOR PAVED DITCH

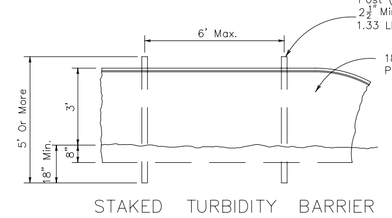


Anchor Lower Bales With 2 – 2" x 2" x 4' Stakes Per Bale. Anchor Top Bales To Lower Bales With 2 – 2" x 2" x 4' Stakes Per Bale. Anchor Bales With 2 – 2" x 2" x 4' Stakes Per Bale

Application and Spacing: The use of Types I & II bale barriers should be limited to the conditions outlined in Chart I, Sheet 1 of 3, Index No. 102

TYPE II TYPE I

BARRIER FOR UNPAVED DITCHES



STAKED TURBIDITY BARRIER

CLIENT:	PROJECT NAME: SEC. 3 TWP. 39S RNG. 19E	PROJECT NUMBER	NO.	DATE	BY	REVISIONS
MPS DEVELOPMENT AND CONSTRUCTION, LLC 625 N. TAMIAMI TRAIL VENICE, FL. 34285	CASSATA OAKS PAVING, GRADING AND DRAINAGE DETAILS	22-2568 SCALE N.T.S.				

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PROFESSIONAL ENGINEERING RESOURCES, INC.
10225 ULMERTON ROAD, SUITE 4D LARGO, FL. 33771
CIVIL ENGINEERS, PLANNERS, PERMIT EXPEDITORS (727) 498-5207
CERTIFICATE OF AUTHORIZATION NUMBER: 4401

DRAWING TYPE
■ PRELIMINARY
□ CONSTRUCTION
□ RECORD

DESIGNED BY: PVS | CHECKED BY: PVS
DRAWN BY: SAG | DATE: 8-15-24
PAUL V. SHERMA, STATE OF FLORIDA, PROFESSIONAL ENGINEER, LICENSE NO. 35628

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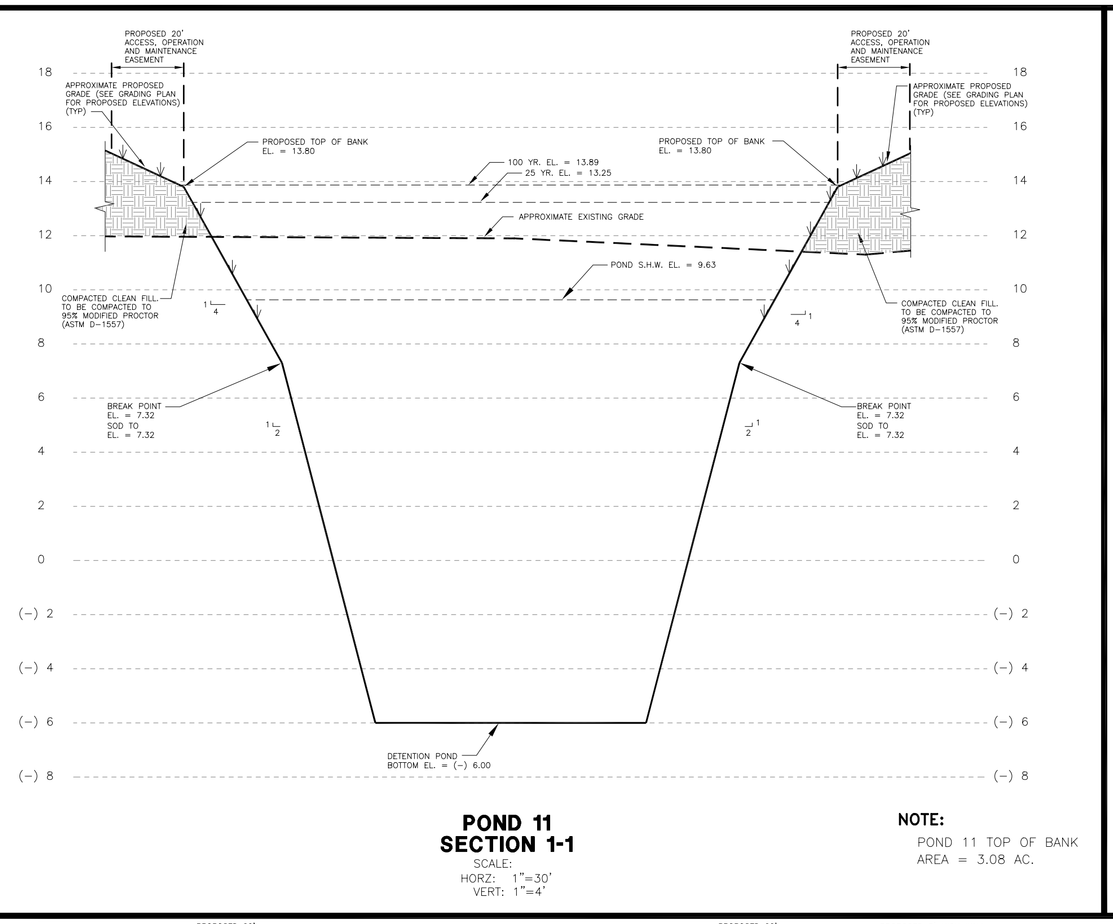
APPROVED
PAUL V. SHERMA,REG. NO. 35628

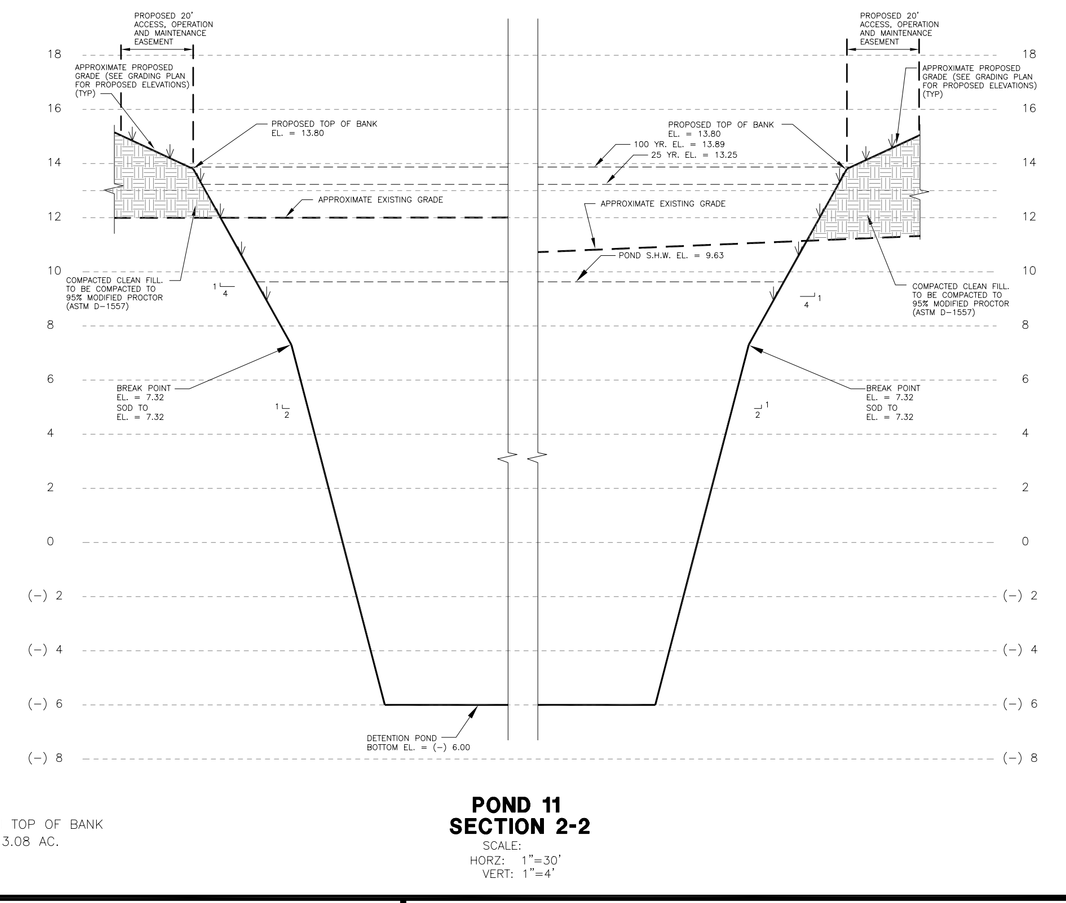
SHEET NUMBER 19



POND 11 SECTION 1-1

SCALE:
HORZ: 1"=30'
VERT: 1"=4'

NOTE:
POND 11 TOP OF BANK AREA = 3.08 AC.



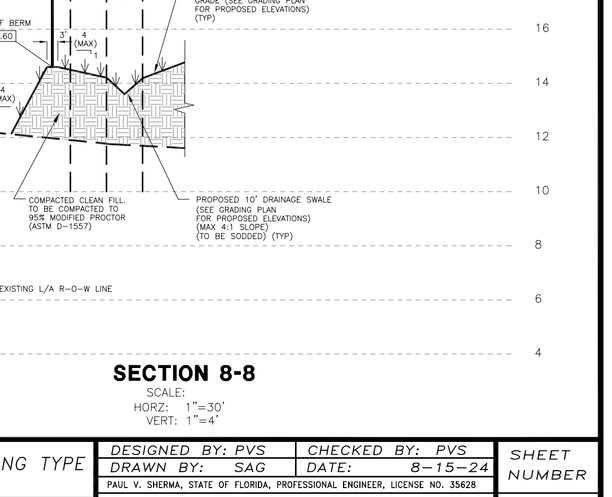
NOTE:
POND 11 TOP OF BANK AREA = 3.08 AC.

POND 11 SECTION 2-2

SCALE:
HORZ: 1"=30'
VERT: 1"=4'

NOTES:

1. EXISTING BOUNDARY, IMPROVEMENTS, TREES & TOPOGRAPHY TAKEN FROM BRIGHAM/ALLEN LAND SURVEYING BOUNDARY SURVEY DATED 9/02/2017, ROUTE SURVEY DATED 9/1/2017 AND SCHAPPACHER SURVEYING, L.L.C. TOPOGRAPHY AND TREE SURVEY LAST REVISED 8/30/2016.
2. CONTRACTOR TO LOCATE ALL UNDERGROUND UTILITIES PRIOR TO ANY CONSTRUCTION ACTIVITIES.
3. ELEVATIONS SHOWN HEREON ARE BASED ON NGS CONTROL POINTS DESIGNATION S 175 83 A31 ELEVATION 37.22 NAVD 88 AND DESIGNATION 175 83 A31 RM 1 ELEVATION 38.41 NAVD88, BRASS DISCS FOUND IN CONC AND ARE REFERENCED TO NORTH AMERICAN DATUM OF 1988 (NAVD88).
4. THERE WILL BE NO DISCHARGE TO I-75.
5. PROPOSED LOT DRIVEWAYS ARE TO BE CONCRETE OR PAVERS.
6. IF DEWATERING IS REQUIRED THE SITE CONTRACTOR SHALL OBTAIN A DEWATERING PERMIT/APPROVAL FROM THE CITY OF VENICE AND THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT PRIOR TO DISCHARGING DEWATERING OFFSITE.
7. EXISTING ON-SITE POND TO BE FILLED WITH CLEAN FILL. ALL ORGANIC SILT, CLAY, UNSUITABLE MATERIAL TO BE REMOVED AND DISCARDED OFFSITE. CLEAN FILL TO BE COMPACTED TO 98% MODIFIED PROCTOR.
8. IF THERE IS ANY QUESTION, CONFLICT OR DISCREPANCY ON THE CIVIL ENGINEERING CONSTRUCTION PLANS, CONTRACTOR TO CONTACT PROFESSIONAL ENGINEERING RESOURCES, INC. AND OBTAIN WRITTEN CLARIFICATION PRIOR TO INSTALLATION OR CONSTRUCTION.
9. CONTRACTOR TO COMPLY WITH UNIVERSAL ENGINEERING SCIENCES GEOTECHNICAL REPORTS, AUGUST 11, 2015 REPORT NO. 11212, JUNE 16, 2022, REPORT NO. 220333, MARCH 4, 2024 REPORT NO. 240091.
10. CONTRACTOR TO FIELD VERIFY LOCATION AND DEPTH OF EXISTING UTILITIES AT PROPOSED SSFM, WATER MAIN, RECLAIM MAIN AND DRAINAGE PRIOR TO COMMENCING WORK.
11. CONTRACTOR TO PROVIDE MAINTENANCE OF TRAFFIC ON AUBURN ROAD, EDMONDSON ROAD AND BORDER ROAD AS PER F.D.O.T. INDEX (SEE DETAIL).



SECTION 10-10

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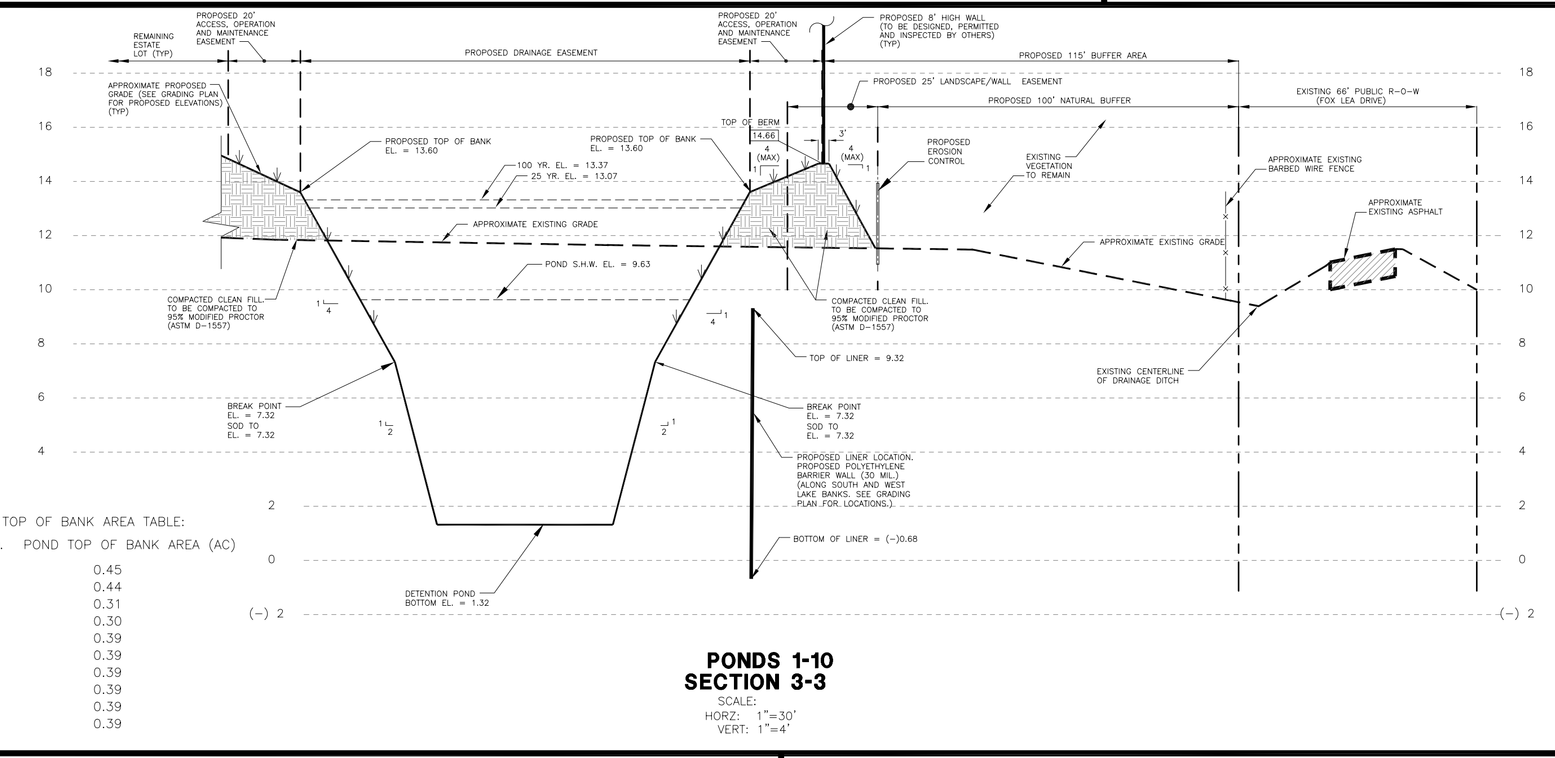
VERT: 1"=4'



NOTE:
POND TOP OF BANK AREA TABLE:

POND NO.	POND TOP OF BANK AREA (AC)
1	0.45
2	0.44
3	0.31
4	0.30
5	0.39
6	0.39
7	0.39
8	0.39
9	0.39
10	0.39

PONDS 1-10 SECTION 3-3

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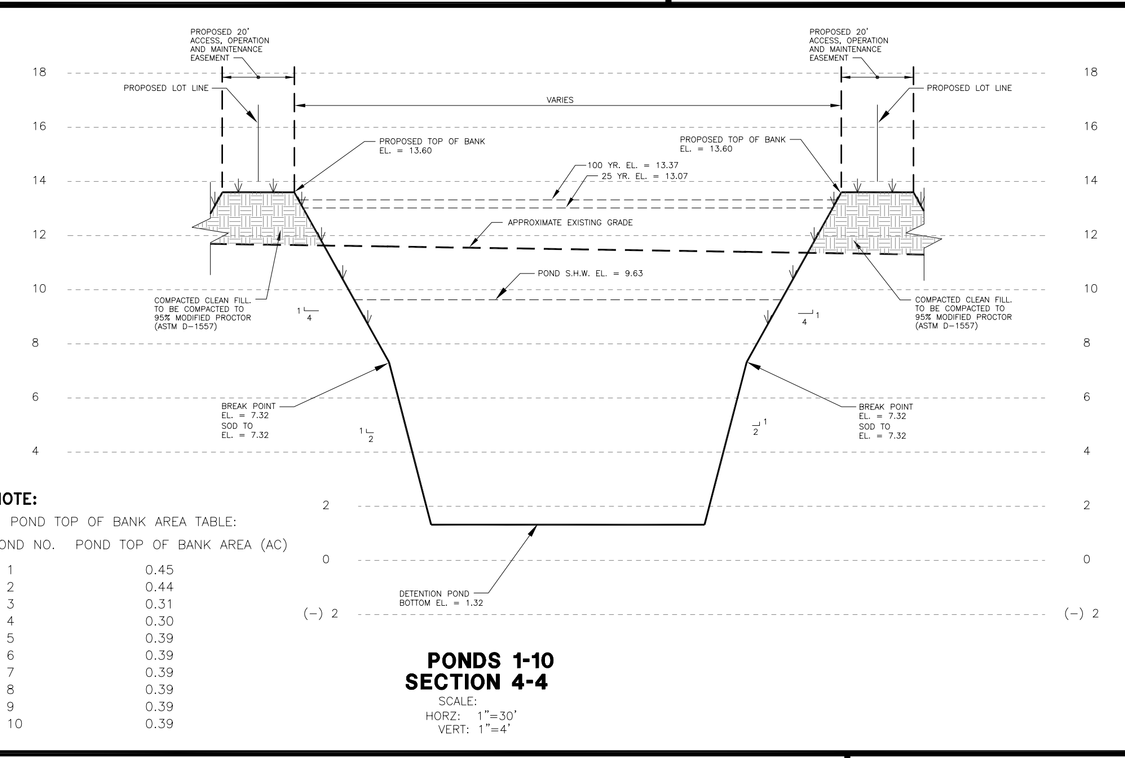
VERT: 1"=4'



NOTE:
POND TOP OF BANK AREA TABLE:

POND NO.	POND TOP OF BANK AREA (AC)
1	0.45
2	0.44
3	0.31
4	0.30
5	0.39
6	0.39
7	0.39
8	0.39
9	0.39
10	0.39

PONDS 1-10 SECTION 4-4

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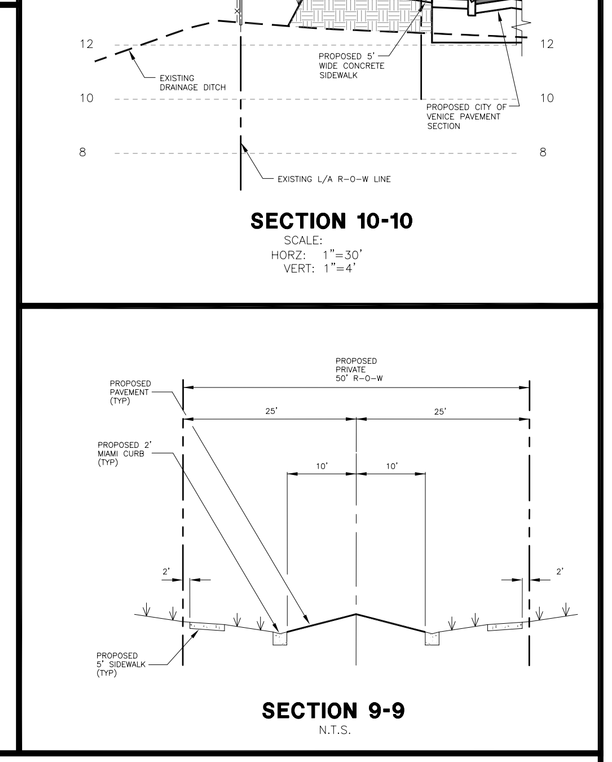
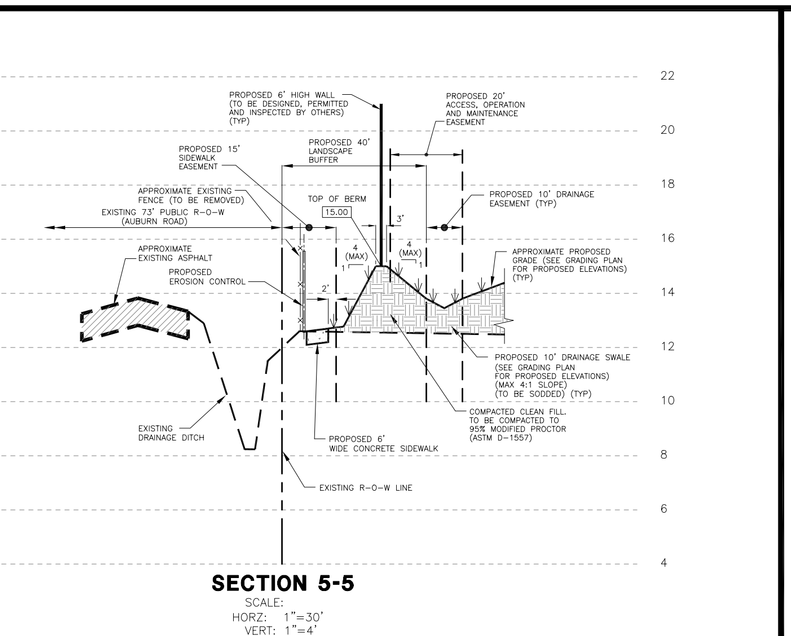
VERT: 1"=4'



SECTION 9-9

N.T.S.



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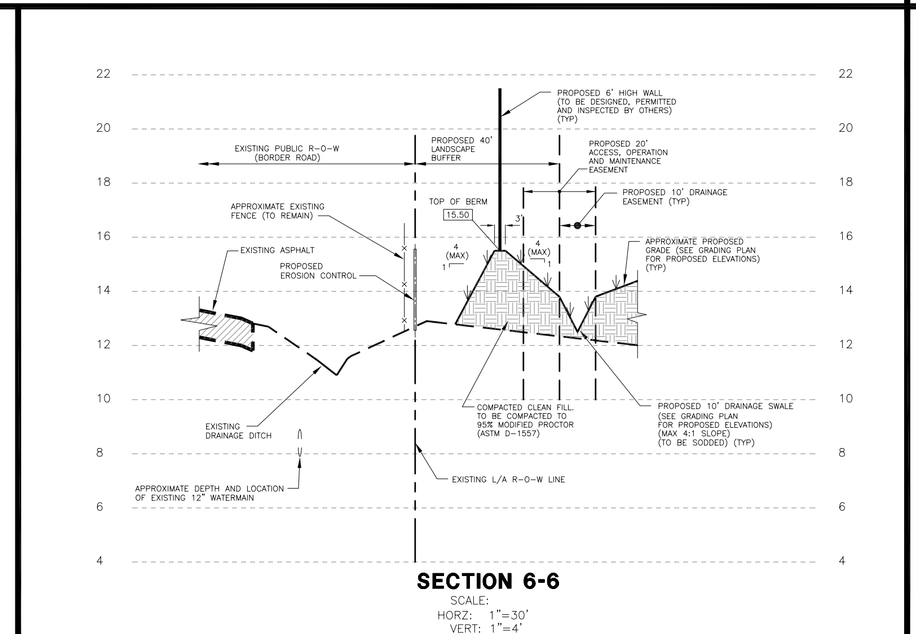

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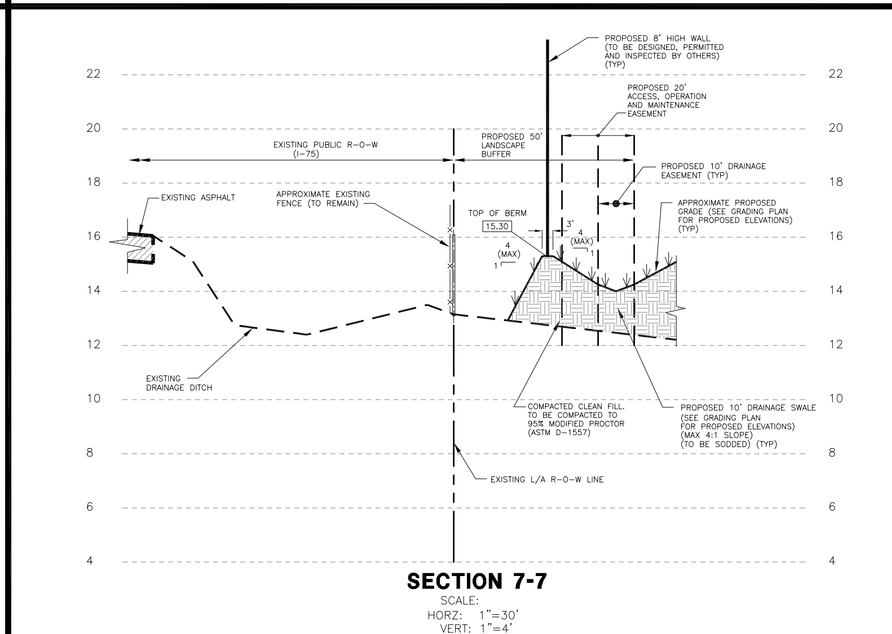

SECTION 7-7

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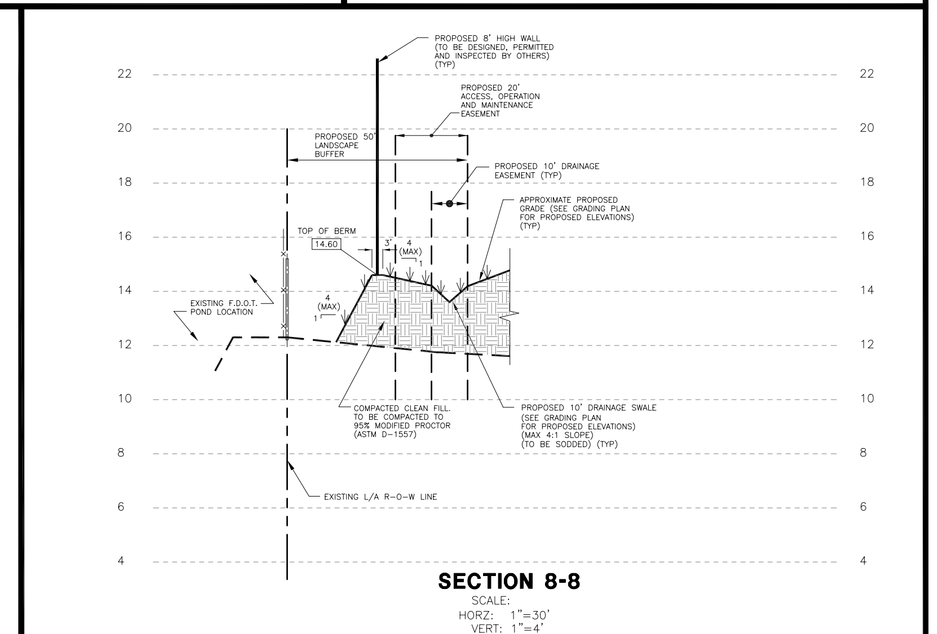

SECTION 8-8

SCALE:
HORZ: 1"=30'
VERT: 1"=4'

CLIENT:
MPS DEVELOPMENT AND CONSTRUCTION, LLC
625 N. TAMIAMI TRAIL
VENICE, FL. 34285

PROJECT NAME: SEC. 3 TWP. 39S RNG. 19E
CASSATA OAKS
PAVING, GRADING AND DRAINAGE DETAILS

PROJECT NUMBER: 22-2568
SCALE: N.T.S.

NO.	DATE	BY	REVISIONS
2	4-15-25	SAG	REVISE PLAN AS PER CITY COMMENTS
1	2-21-25	SAG	REVISE PLAN AS PER SWFWMD COMMENTS

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PROFESSIONAL ENGINEERING RESOURCES, INC.
10225 ULMERTON ROAD, SUITE 4D LARGO, FL. 33771
CIVIL ENGINEERS, PLANNERS, PERMIT EXPEDITORS (727) 408-5207
CERTIFICATE OF AUTHORIZATION NUMBER: 4401

DRAWING TYPE
■ PRELIMINARY
□ CONSTRUCTION
□ RECORD

DESIGNED BY: PVS | CHECKED BY: PVS
DRAWN BY: SAG | DATE: 8-15-24

PAUL V. SHERMA, STATE OF FLORIDA, PROFESSIONAL ENGINEER, LICENSE NO. 35628
THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY PAUL V. SHERMA ON THE DATE INDICATED HERE USING A DIGITAL SIGNATURE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

APPROVED
PAUL V. SHERMA,REG. NO. 35628

SHEET NUMBER
20

SHEET	TABLE OF CONTENTS
1	General Notes, TTC Tables
2	Definitions Temporary Traffic Control Devices Overhead Work Railroads Sight Distance
3	Above Ground Hazard Clear Zone Widths For Work Zones Superelevation Length Of Lane Closures
4	Overweight/Oversize Vehicles Lane Widths High-Visibility Safety Apparel Speed Reduction Signing Flagger Control Survey Work Zones Signs
5	Work Zone Sign Supports
6	Commonly Used Warning and Regulatory Signs In Work Zones
7	Channelizing Devices Channelizing Devices Consistency Advanced Warning Arrow Boards Drop-Offs In Work Zones Business Entrance Temporary Asphalt Separator
8	Channelizing Devices Notes
9	Temporary Barrier Rates
10	Pavement Markings

GENERAL NOTES:

1. This Index contains information specific to the Federal and State guidelines and standards for the preparation of traffic control plans and for the execution of traffic controls in work zones, for construction and maintenance operations and utility work on highways, roads and streets on the State Highway System. Certain requirements in this Index are based on the high-volume nature of State Highways. For highways, roads and streets off the State Highway System, the local agency (City/County) having jurisdiction may adopt requirements based on the minimum requirements provided in the MUTCD.

2. Use this Index in accordance with the Plans and Indexes 102-451 through 103-636. Indexes 102-601 through 102-660 are Department-specific typical applications of commonly encountered situations. Adjust device locations or number thereof as recommended by the Worksite Traffic Supervisor and approved by the Engineer. Devices include, but are not limited to, flaggers, portable temporary signals, signs, pavement markings, and channelizing devices. Comply with MUTCD or applicable Department criteria for any changes and document the reason for the change.

3. Except for emergencies, any road closure on State Highway System must comply with Section 335.15, F.S.

TABLE 1
CHANNELIZING DEVICE SPACING

Work Speed (mph)	Max. Spacing (feet) Cones or Tubular Markers	Type I Barricades, Type III Barricades, Vertical Panels, Drums	
	Taper	Tangent	Taper	Tangent
≤ 45	25	50	10	20
≥ 50	25	50	10	100

TABLE 2
TAPER LENGTH "L"

Work Zone Speed (mph)	Min. Length (feet)
≤ 40	$L = \frac{WS^2}{60}$
≥ 45	$L = WS$

Where W = width of offset
S = speed in mph

TABLE 3
WORK ZONE SIGN SPACING "X"

Road Type	Min. Spacing (feet)
Arterials and Collectors with Work Zone Speed ≥ 40 mph	200
Arterials and Collectors with Work Zone Speed ≤ 35 mph, Limited Access Roadways *	500

* For limited access roadways with work zone speeds ≥ 55 mph, the minimum spacing may be reduced in accordance with the MUTCD and as approved by the Engineer.

TABLE 4
BUFFER LENGTH "B"

Work Zone Speed (mph)	Length (feet)
25	155
30	200
35	250
40	305
45	360
50	425
55	495
60	570
65	645
70	730

Note: Minimum Buffer Length "B" cannot be altered due to geometric constraints, use the greatest length possible, but not less than 155 feet.

SYMBOLS:

Work Area
Channelizing Device
Work Zone Sign
Type III Barricade
Law Identification and Direction of Traffic

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DEFINITIONS:

Regulatory Speed (In Work Zones)

The maximum permitted travel speed posted for the work zone is indicated by the regulatory speed limit signs. The work zone speed must be shown or noted in the plans. This speed should be used as the minimum design speed to determine crest lengths, departure rates, flare rates, lengths of need, clear zone widths, taper lengths, crash cushion requirements, marker spacings, superelevation and other similar features.

Advisory Speed

The maximum recommended travel speed through a curve or a hazardous area

Travel Way

The portion of the roadway for the movement of vehicles. For traffic control through work zones, travel way may include the temporary use of shoulders and any interior pathways or temporary surface provided for use as a lane for the movement of vehicular traffic.

a. Travel lane: The designated widths of roadway pavement marked to carry through traffic and may be separated by flaggers, traffic or traffic obstacles from adjacent lanes.

b. Auxiliary lane: The designated widths of roadway pavement marked to separate speed change, turning, passing and climbing maneuvers from through traffic.

Detour, Lane Shift, and Diversion

A detour is the redirection of traffic onto another roadway to bypass the temporary traffic control zone. A lane shift is the redirection of traffic into a different section of the permanent pavement. A diversion is the redirection of traffic onto a temporary roadway, usually adjacent to the permanent roadway and within the limits of the right of way.

Above-ground Hazard

An above-ground hazard is any object, material or equipment other than traffic control devices that encroaches upon the travel way or that is located within the clear zone which does not meet the Department's safety criteria, i.e., anything that is greater than 4" in height and is firm and unyielding or doesn't meet breakaway requirements.

TEMPORARY TRAFFIC CONTROL DEVICES:

1. All temporary traffic control devices shall be ON the Department's Approved Products List (APL). Ensure the appropriate APL number is permanently marked on these devices in a readily visible location.

2. All temporary traffic control devices shall be removed as soon as practical when they are no longer needed. When work is suspended for short periods of time, temporary traffic control devices that are no longer applicable shall be removed or covered. Do not store temporary traffic control devices on the shoulder, sidewalk, or other roadway facility not affected by the work when work is suspended.

3. Arrow Boards, Portable Changeable Message Signs, Motor Speed Display Trailer, Portable Regulatory Signs, and any other trailer mounted device shall be delineated with a flashing/rotating beacon placed at each corner when in use and shall be moved outside the travel way and clear zone or be shielded by a barrier or crash cushion when not in use.

OVERHEAD WORK:

Work is only allowed over a traffic lane when one of the following options is used:

OPTION 1 (OVERHEAD WORK USING A MODIFIED LANE CLOSURE)

Overhead work using a modified lane closure is allowed if all of the following conditions are met:

a. Work operations are 60 minutes or less.
b. Speed limit is 45 mph or less.
c. Aerial lift equipment in the work area has high-intensity, rotating, flashing, oscillating, or strobe lights operating.
d. Aerial lift equipment is placed directly below the work area to close the lane.
e. Traffic control devices are placed in advance of the vehicle/equipment closing the lane using a minimum 100 foot taper.
f. Volume or complexity of the roadway may dictate additional devices, signs, Flagmen and/or a traffic control officer.
g. Adequate precautions are taken to prevent parts, tools, equipment and other objects from falling into open lanes of traffic.
h. Other Governmental Agencies, Rail Facilities, or Codes may require a greater clearance. The greater clearance/most prudent prevails on the run.

OPTION 2 (OVERHEAD WORK ABOVE AN OPEN TRAFFIC LANE)

Overhead work above a open traffic lane is allowed if all of the following conditions are met:

a. Work operations are 60 minutes or less.
b. Speed limit is 45 mph or less.
c. Speed limit is 45 mph or less.
d. No encroachment by any part of the work activities and equipment within an area bounded by 2 feet outside the edge of travel way and 18 feet high.
e. Aerial lift equipment in the work area has high-intensity, rotating, flashing, oscillating, or strobe lights operating.
f. Volume or complexity of the roadway may dictate additional devices, signs, Flagmen and/or a traffic control officer.
g. Adequate precautions are taken to prevent parts, tools, equipment and other objects from falling into open lanes of traffic.
h. Other Governmental Agencies, Rail Facilities, or Codes may require a greater clearance. The greater clearance/most prudent prevails on the run.

OPTION 3 (OVERHEAD WORK ADJACENT TO AN OPEN TRAFFIC LANE)

Overhead work adjacent to an open traffic lane is allowed if all of the following conditions are met:

a. Work operations is located in a signalized intersection and limited to signals, signs, lighting and utilities.
b. Work operations are 60 minutes or less.
c. Speed limit is 45 mph or less.
d. Aerial lift equipment in the work area has high-intensity, rotating, flashing, oscillating, or strobe lights operating.
e. Aerial lift equipment is placed directly below the work area to close the lane.
f. Traffic control devices are placed in advance of the vehicle/equipment closing the lane using a minimum 100 foot taper.
g. Volume or complexity of the roadway may dictate additional devices, signs, Flagmen and/or a traffic control officer.
h. Adequate precautions are taken to prevent parts, tools, equipment and other objects from falling into open lanes of traffic.

OVERHEAD WORK: (Cont.)

OPTION 4 (OVERHEAD WORK MAINTAINING TRAFFIC WITH NO ENCROACHMENT BELOW THE OVERHEAD WORK AREA)

Traffic shall be detoured, shifted, diverted or placed as to not encroach in the area directly below the overhead work operations in accordance with the appropriate index drawing or detailed in the plans. This option applies to, but not limited to, the following construction activities:

a. Beam, girder, segment, and bent/pier cap placement.
b. Form and falsework placement and removal.
c. Concrete placement.
d. Railing construction located at edge of deck.
e. Structure demolition.

OPTION 5 (CONDUCTOR/CABLE PULLING ABOVE AN OPEN TRAFFIC LANE)

Overhead cable and/or de-energized conductor installations initial pull to proper tension shall be done in accordance with the appropriate index or temporary traffic control plan.

Continuous pulling operations of secured cable and/or conductors are allowed over open lane(s) of traffic with no encroachment by any part of the work activities, materials or equipment within the minimal vertical clearance above the travel way. The utility shall take precautions to ensure that pull ropes and conductors/cables at no time fall below the minimum vertical clearance.

On Limited Access facilities, a site specific temporary traffic control plan is required. The temporary traffic control plan shall include:

a. The temporary traffic control set up for the initial pulling of the pull rope and/or conductor.
b. During pulling operations, advance warning consisting of no less than a Changeable Message Sign upstream of the work area with alternating messages, "Overhead Work Ahead" and "Be Prepared to Stop" followed by a traffic control officer and police vehicle with blue lights flashing during the pulling operation.

RAILROADS:

Railroad crossings affected by a construction project should be evaluated for traffic controls to reduce queuing on the tracks. The evaluation should include an a minimum traffic volumes, distance from the tracks to the intersections, lane closure or taper locations, signal timing, etc.

SIGHT DISTANCE:

1. Tapers: Transition tapers should be obvious to drivers. If restricted sight distance is a problem (e.g., a sharp vertical or horizontal curve), the taper should begin well in advance of the view obstruction. The beginning of tapers should not be hidden behind curves.

2. Intersections: Traffic control devices at intersections must provide sight distances for the road user to perceive potential conflicts and to traverse the intersection safely. Construction equipment and materials shall not restrict intersection sight distance.

ABOVEGROUND HAZARD:

1. Aboveground hazards (see definitions) are to be considered work areas during working hours and treated with appropriate work zone traffic control procedures. During nonworking hours, all objects, materials and equipment that constitute an aboveground hazard must be channelized outside the travel way and clear zone or be shielded by a barrier or crash cushion.

2. For aboveground hazards within a work zone the clear zone required should be based on the regulatory speed posted during construction

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CLEAR ZONE WIDTHS FOR WORK ZONES:

The term 'clear zone' describes the unobstructed relatively flat area, impacted by construction, extending outward from the edge of the traffic lane. The clear zone width for work zones is the same as in work zones for medians and roadside conditions other than for roadside canals; where roadside canals are present, clear zone widths are to conform with the distances to canals as described in the FDOT Design Manual 215.2.

TABLE 5
CLEAR ZONE WIDTHS FOR WORK ZONES

WORK ZONE SPEED (MPH)	TRAVEL LANES & MULTILANE RAMPS (Feet)	AUXILIARY LANES & SINGLE LANE RAMPS (Feet)
60-70	30	18
55	24	14
45-50	18	10
30-40	14	10
ALL SPEEDS CURB & GUTTER	4' BEHIND FACE OF CURB	4' BEHIND FACE OF CURB

NOTE: For temporary conditions where existing curb has been removed but not reconstructed, curb and gutter values may be used.

SUPERELEVATION:

Horizontal curves coordinated in conjunction with work zone traffic control should have the negative superelevation applied to the design radii. Under conditions where normal crown cannot be maintained, the minimum radii that can be applied are listed in the table below.

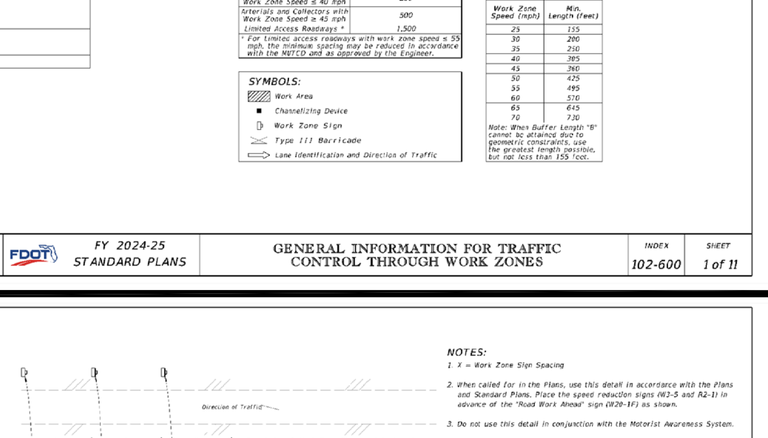
TABLE 6
MINIMUM RADII FOR NORMAL CROWN

WORK ZONE POSTED SPEED	MINIMUM RADIUS
MPH	Feet
70	4090
65	3230
60	2400
55	1690
50	1190
45	1000
40	820
35	670
30	430

Superelevate When Shoulder Fault is Level

LENGTH OF LANE CLOSURES:

For interstates and state highways with a posted speed of 55MPH or greater, lane closures must not exceed 3 miles (inclusive taper, buffer, and work zone) in any given direction and must not have two consecutive interchanges.



SPEED REDUCTION SIGNING

NOTES:

1. X = Work Zone Sign Spacing
2. When called for in the Plans, use this detail in accordance with the Plans and Standard Plans. Place the speed reduction signs (R2-1 and R2-1) in advance of the "Road Work Ahead" sign (W20-1*) as shown.
3. Do not use this detail in conjunction with the Materials Awareness Sign.
4. For speed reductions greater than 10 MPH, reduce the speed in 10 MPH increments of 'X' distance. Do not reduce the speed below the minimum standard speed for the class of facility.
5. Place additional "Speed Limit" signs (R2-1) at intervals of no more than one mile for rural conditions and 1,000 feet for urban conditions.
6. Remove temporary regulatory speed signs as soon as the conditions requiring the reduced speed no longer exist. Once the work zone speed limit is removed, the regulatory speed existing prior to construction will automatically go back into effect.

OVERWEIGHT/OVERSIZE VEHICLES:

Restrictions to Lane Widths, Heights or load Capacity can greatly impact the movement of over dimensioned loads. The Contractor shall notify the Engineer who in turn shall notify the State Permits Office, phone no. (850) 410-5777, at least seven calendar days in advance of implementing any construction or traffic plan which will impact the flow of oversized/overload vehicles. Information provided must include location, type of restriction thought, width or weight and restriction time frames. When the roadway is restored to normal service the State Permits Office shall be notified immediately.

LANE WIDTHS:

Lane widths of through roadways should be maintained through work zone travel ways wherever practical. Provide minimum widths for work zone travel lanes as follows: 11' for interstate with at least one 12' lane provided on each direction, unless formally accepted by the Federal Highway Administration; 12' for all other owned access roadways; and 10' for all other facilities.

HIGH-VISIBILITY SAFETY APPAREL:

All high-visibility safety apparel shall meet the requirements of the International Safety Equipment Association (ISEA) and the American National Standards Institute (ANSI) for "high-visibility safety apparel" and labeled as ANSI/ISEA 107-2004 or newer. The apparel background (color) material color shall be either fluorescent orange-red or fluorescent yellow-green, as described in the ANSI 107 standard. The retroreflective material shall be orange, yellow, white, silver, or a fluorescent version of these colors, and shall be visible at a minimum distance of 1,000 feet. Class 3 apparel may be substituted for Class 2 apparel. Replace apparel that is not visible at 1,000 feet.

When Traffic Control Through Work Zones is being used for survey purposes only, the ANSI/ISEA 107 apparel as called for in Section 102 Series of Indexes should be omitted.

WORKERS: All workers within the right-of-way shall wear ANSI/ISEA Class 2 apparel. Workers using chain saws or operating machinery or equipment in which loose clothing could become entangled during operation shall wear fitted high-visibility safety apparel. Workers inside the bucket of a bucket truck are not required to wear high-visibility safety apparel.

UTILITIES: When other industry apparel safety standards require utility workers to wear apparel that is inconsistent with FDOT requirements such as NFPA, OSHA, ANSI, etc. the latter standards for apparel may prevail.

FLAGGERS: For daytime activities, Flaggers shall wear ANSI/ISEA Class 2 apparel. For nighttime activities, Flaggers shall wear ANSI/ISEA Class 3 apparel.

LENGTH OF LANE CLOSURES:

For interstates and state highways with a posted speed of 55MPH or greater, lane closures must not exceed 3 miles (inclusive taper, buffer, and work zone) in any given direction and must not have two consecutive interchanges.

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FLAGGER CONTROL:

Regulatory Speed (In Work Zones)

Where flaggers are used, a trained flagger or legend sign must replace the WORKERS symbol or legend sign.

The flagger must be clearly visible to approaching traffic for a distance sufficient to permit proper response by the motorist to the flagging instructions, and to permit traffic to reduce speed or to stop as required before entering the work site. Flaggers shall be positioned to maintain maximum color contrast between the flagger's high-visibility safety apparel and equipment and the work area background.

Hand-Signaling Devices

STOP/SLOW paddles are the primary hand-signaling device. The STOP/SLOW paddle shall have an octagonal stop sign face mounted on a rigid handle. If the STOP/SLOW paddle is placed on a rigid staff, the minimum length of the staff, measured from the bottom of the paddle to the end of the staff, shall be 6 feet on the ground, road, or base and then 6 ft. STOP/SLOW paddles shall be at least 24 inches wide with letters at least 6 inches high with a 2 inch stroke. The STOP face shall be red with white letters and legend. The SLOW face shall be red with white letters and border. The background of the SLOW face shall be orange with black letters and border. When used at night, the STOP/SLOW paddle shall be retroreflectorized.

Flag use is limited to immediate emergencies, intersections, and when working on the centerline or shared left turn lanes where two (2) flaggers are required and there is opposing traffic in the adjacent lanes. Flags, when used, shall be a minimum of 24 inches square, made of a good grade of red material, and securely fastened to a staff that is approximately 36 inches in length. When used at nighttime, flags shall be retroreflectorized red.

Flashlight, lantern or other lighted signal that will display a red warning light shall be used.

Flagger Stations

Flagger stations shall be located far enough in advance of the work area so that approaching road users will have sufficient distance to stop before entering the work area. When used at nighttime, the flagger station shall be illuminated.

SURVEY WORK ZONES:

In the bottom RIGHT corner of the sign, a 4" x 4" orange or legend sign shall be the principal Advance Warning Sign used for Traffic Control Through Survey Work Zones and may replace the ROAD WORK AHEAD sign when lane closures occur, at the discretion of the Party Chief.

When Traffic Control Through Work Zones is being used for survey purposes only, the ANSI/ISEA 107 apparel as called for in Section 102 Series of Indexes should be omitted.

Survey Between Active Traffic Lanes or Shared Left Turn Lanes

The following provisions apply to Work Roadways Traffic Control Work Zones. These provisions must be adjusted by the Party Chief to fit roadway and traffic conditions when the Survey Work Zone includes intersections.

(A) a STAY IN YOUR LANE (R07-1-045) sign shall be added to the Advance Warning Sign sequence as the second most immediate sign from the work area.

(B) Elevation Surveys—Cones may be used at the discretion of the Party Chief to protect prism holder and flagger(s). Cones, if used, may be placed at up to 50' intervals along the leads line throughout the work zone.

SURVEY WORK ZONES: (Cont.)

(C) Horizontal Control-With traffic flow in the same direction: cones shall be used to protect the Backsight/Ahead prism instrument. Cones shall be placed at the equipment, and up to 50' intervals for at least 200 towards the flow of traffic.

(D) Horizontal Control-With traffic flow in opposite directions, cones shall be used to protect the backsight/cross sector instrument. Cones shall be placed at the equipment, and up to 50' intervals for at least 200 in both directions towards the flow of traffic.

SIGNS:

SIGN MATERIALS

Mesh signs and non-retroreflective vinyl signs may only be used for daylight operations when the retroreflective vinyl signs meet the requirements of Specifications Section 994.

Retroreflective vinyl signs meeting the requirements of Specification Section 994 may be used for daylight or night operations not to exceed 3 day except as noted in the Indexes.

Rigid or lightweight sign panels may be used in accordance with the vendor APL drawing for the sign stand to which they are attached.

INTERSECTING ROAD SIGNING

Signing for the vehicle of traffic entering and leaving work zones by way of intersecting crossroads shall be adequate to note drivers aware of work zone conditions. When Work operations exceed 60 minutes, place the ROAD WORK AHEAD sign on the side street entering the work zone.

ADJOINING AND/OR OVERLAPPING WORK ZONE SIGNING

Adjoining work zones may not have sufficient spacing for standard placement of signs and other traffic control devices in their advance warning areas or in some cases other areas within their traffic control zones. Where such restrictions or conflicts occur or are likely to occur, one of the following methods will be employed to avoid confusion and prevent conditions that could lead to misunderstanding on the part of the traveling public as to the intended route they should follow to avoid the conflicts:

(A) For scheduled projects the engineer in responsible charge of project design will initiate negotiations with adjacent projects during the development of the project traffic control plan. This may entail revisions of plans on preceding projects and coordination of plans on concurrent projects.

(B) Unanticipated conflicts arising in progress highway construction projects will be resolved by the Resident Engineer for projects under his residency, and, by the District Construction Engineer for in progress projects under adjoining residencies.

(C) The District Maintenance Engineer will resolve anticipated and occurring conflicts within scheduled maintenance operations.

(D) The Lead Maintenance Engineer will resolve conflicts that occur within routine maintenance works; between routine maintenance work, unscheduled work and/or permitted work; and, between unit controlled maintenance works and highway construction projects.

SIGNS: (Cont.)

SIGN COVERING AND INTERMITTENT WORK STOPPAGE SIGNING

Existing or temporary traffic control signs that are no longer applicable or are inconsistent with intended travel paths shall be removed or fully covered.

Sign banners or other available coverings must completely cover the existing sign. Rigid sign covering shall be the same size as the sign it is covering, and bolted in a manner to prevent movement.

Sign covers are incidental to work operations and are not paid for separately.

SIGNING FOR DETOURS, LANE SHIFTS AND DIVERSIONS

Detours shall be signed clearly over their entire length so that motorists can easily determine how to return to the original roadway. The reverse curve (W1-4) warning sign should be used for the advanced warning for a lane shift. A diversion should be signed as a lane shift.

EXTENDED DISTANCE ADVANCE WARNING SIGN

Advance Warning Signs shall be used at extended distance of one-half mile or more when limited sight distance or other unusual conditions require a motorist to bring their vehicle to a stop. Extended distance Advanced Warning Signs may be required on any type roadway, but particularly be considered on multilane divided highways where vehicle speed is generally in the higher range (45 MPH or more).

UTILITY WORK AHEAD SIGN

The UTILITY WORK AHEAD (W21-7) sign may be used as an alternate to the ROAD WORK AHEAD or the ROAD WORK XX FT (W20-1) sign for utility operations on or adjacent to a highway.

LENGTH OF ROAD WORK SIGN

The length of road work sign (S20-1) bearing the legend ROAD WORK NEXT ____ MILES is required for projects of more than 3 miles in length. The number of miles entered should be rounded up to the nearest mile. The sign shall be located at begin construction points.

GROOVED PAVEMENT AHEAD SIGN

The GROOVED PAVEMENT AHEAD sign is required 500 feet in advance of a milled or grooved surface seen to traffic. The W8-15Y placard shall be used in conjunction with the GROOVED PAVEMENT AHEAD sign.

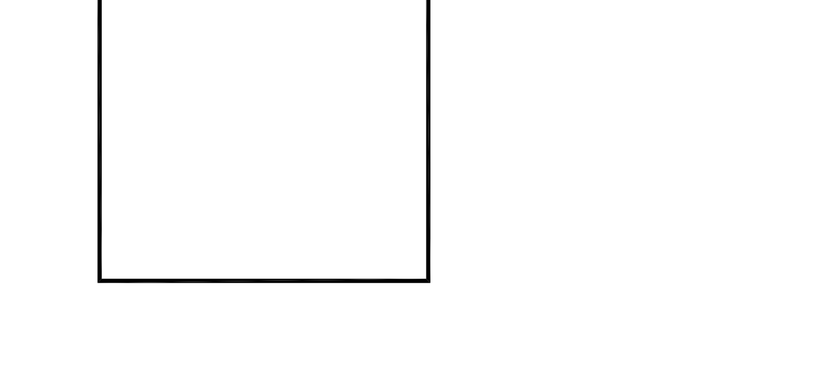
END ROAD WORK SIGN

The END ROAD WORK sign (G20-2) should be installed on all projects, but may be omitted where the work operation is less than 2 day. The sign should be placed approximately 500 feet beyond the end of a construction or maintenance project where other evidence is called for in the plans. When other Construction or Maintenance Operations occur within 1 mile this sign should be omitted and signing coordinated in accordance with Index 102-600, ADJOINING AND/OR OVERLAPPING WORK ZONE SIGNING.

LAST REVISION 11/01/20	REVISION DESCRIPTION:	FDOT	FY 2024-25 STANDARD PLANS	GENERAL INFORMATION FOR TRAFFIC CONTROL THROUGH WORK ZONES	INDEX 102-600	SHEET 4 of 11

NOTES:

1. All signs shall be post mounted when work operations exceed one day except for:
   a. Road closure signs mounted in accordance with the vendor drawing for the Type III Barricade shown on the APL.
   b. Pedestrian and bicycle advanced warning or pedestrian regulatory signs mounted on sign supports in accordance with the vendor drawing shown on the APL.
   c. Mobile barrier mounted signs per Index 700-013.
   d. Bridge mounted signs per Index 700-012.
2. Unless otherwise noted, signs mounted on the face of the Clear Zones shall be mounted on breakaway supports or barricades, and barricades of any type combination must be crashworthy in accordance with NCHRP 350 requirements and included in the Department's APL (APL).
3. Use only approved systems listed in the Department's Approved Products List (APL).
4. Manufacturers seeking approval of U-Channel and steel square tube sign support assemblies for inclusion on the Approved Products List (APL) must submit a APL application, design calculations (for square tube only), and detailed drawings showing the product meets all the requirements of this Index.
5. Provide 3 bolts per U-Channel Posts with a minimum section modulus of 0.41 in^3 for 60 ksi steel, a minimum section modulus of 0.37 in^3 for 70 ksi steel, or a minimum section modulus of 0.34 in^3 for 80 ksi steel.
6. Provide 4 bolts per U-Channel Posts with a minimum section modulus of 0.56 in^3 for 60 ksi steel, or a minimum section modulus of 0.45 in^3 for 70 ksi or 80 ksi steel.
7. U-channel posts shall conform with ASTM A 499, Grade 60, or ASTM A 576, Grade 1090 (with a minimum yield strength of 60 ksi). Square tube posts shall conform with ASTM A 653, Grade SS or ASTM A 1011, Grade SS
8. Sign attachment bolts, washers, nuts, and spacers shall conform with ASTM A307 or A 36.
9. Install 4 (left) Steel U-Channel Posts with approved breakaway splice in accordance with the manufacturer's detail shown on the APL.
10. The contractor may install 3 (left) Steel U-Channel Posts with approved breakaway splice in accordance with the manufacturer's detail shown on the APL.
11. Install all posts plumb.
12. The contractor may set posts in preformed holes to the specified depth using a pipe driver. Install sign posts and any slire base post in accordance with the manufacturer's detail shown on the APL.



2 POST SIGN SUPPORT MOUNTING DETAILS
(SINGLE POST SIMILAR)

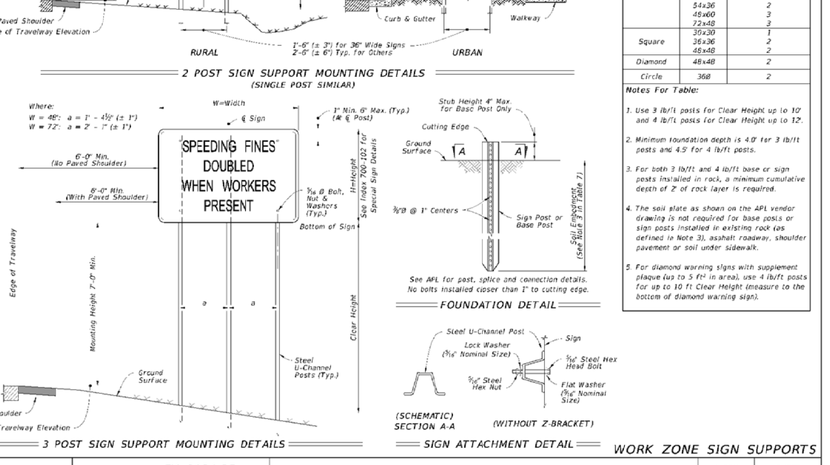


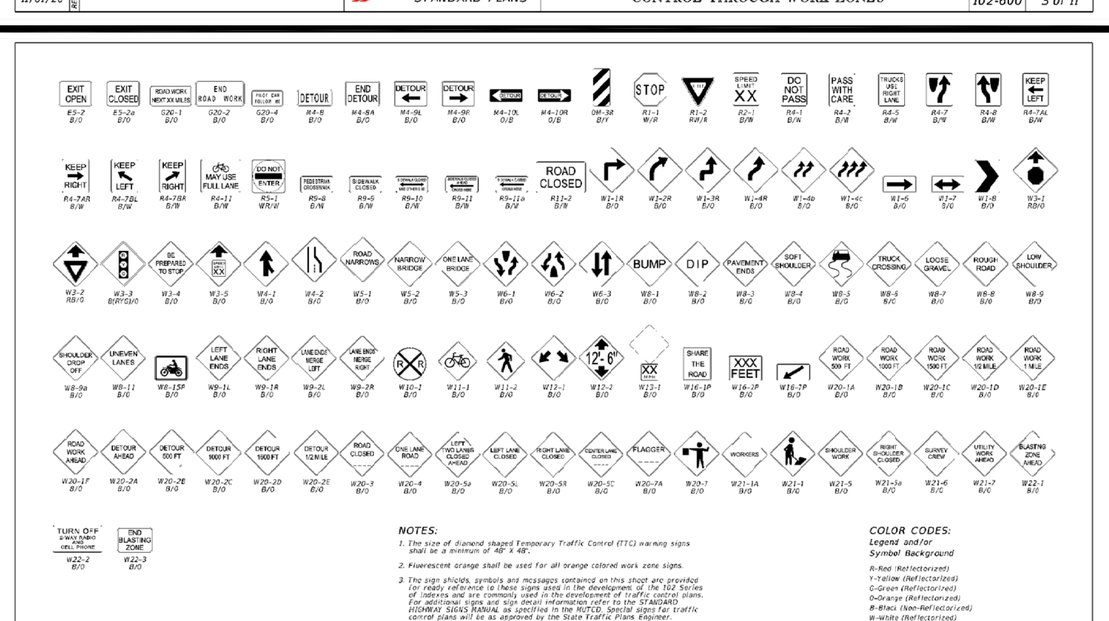
TABLE 7
POST AND FOUNDATION TABLE FOR WORK ZONE SIGNS

SIGN SHAPE	SIGN SIZE (inches)	NUMBER OF STEEL U-CHANNEL POSTS
Octagon	30x30	1
Triangle	36x36x36 48x48x48 60x60x60	1 2 2
Rectangle (W > H)	24x18 24x30 30x24 30x30 30x36 36x24 36x30 36x36 48x24 48x30	1 1 1 1 1 1 1 2 2 2
Square	36x36 48x48	2 2
Diamond	48x48	2
Circle	36Ø	2

Notes For Table:

1. Use 3 lb/ft posts for Clear Height up to 10 and 4 lb/ft posts for Clear Height up to 12.
2. Minimum embedment depth = 4.0 for 3 lb/ft posts and 4.5' for 4 lb/ft posts.
3. For both 3 lb/ft and 4 lb/ft base or sign posts the total length shall contain cumulative depth of 2' of crack layer is required.
4. The soil data as shown on the APL vendor drawing is not required for base post or sign posts installed in existing rock (as defined in Note 3), unless installed in unstable pavement or soil under saturation.
5. For maximum supporting span with equipment sleeve due to 5 ft² in area, use 4 lb/ft posts for up to 10 ft Clear Height measure to the bottom of diamond warning sign).

LAST REVISION 11/01/20	REVISION DESCRIPTION:	FDOT	FY 2024-25 STANDARD PLANS	GENERAL INFORMATION FOR TRAFFIC CONTROL THROUGH WORK ZONES	INDEX 102-600	SHEET 5 of 11



NOTES:

1. The size of diamond shaped Temporary Traffic Control (TTC) warning signs shall be a minimum of 48" x 48".
2. Fluorescent orange shall be used for all orange colored work zone signs.
3. The sign shields, symbols and messages contained on this sheet are provided for ready reference to these signs used in the development of the 102 Series of Indexes and are commonly used in the development of traffic control plans. For additional signs and sign detail information refer to the STANDARD HIGHWAY SIGNS MANUAL as specified in the MUTCD. Special signs for traffic control plans will be as approved by the State Traffic Plans Engineer.

The sign codes shown on this sheet are for the purpose of identifying cell names found in the Traffic Control Cell Library (TCC.CEL).

The STANDARD HIGHWAY SIGNS MANUAL should be referenced for the official sign codes for use in the development of traffic control plans.

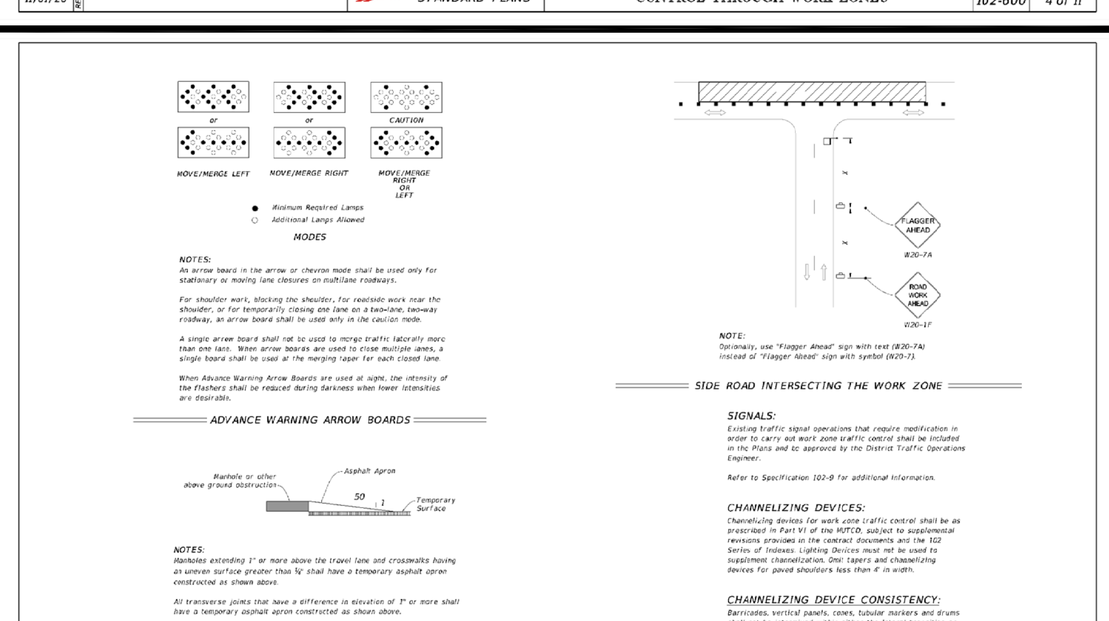
See Index 700-002 for MUT sign details.

COLOR CODES:
Legend and/or Symbol Background

R-Red Retroreflective(ref)
Y-Yellow (Retroreflective)
G-Green (Retroreflective)
O-Orange (Retroreflective)
R-W-Red/White(Retroreflective)
W-White (Retroreflective)

COMMONLY USED WARNING AND REGULATORY SIGNS IN WORK ZONES

LAST REVISION 11/01/20	REVISION DESCRIPTION:	FDOT	FY 2024-25 STANDARD PLANS	GENERAL INFORMATION FOR TRAFFIC CONTROL THROUGH WORK ZONES	INDEX 102-600	SHEET 6 of 11



SIGNALS:

Existing traffic signal operations that require modification in order to carry out work zone traffic control shall be included in the Plans and as approved by the District Traffic Operations Engineer.

Refer to Specification 102-9 for additional information.

CHANNELIZING DEVICES:

Channelizing devices for work zone traffic control shall be as prescribed in Part VI of the MUTCD, subject to supplemental revisions provided in the contract documents and the 102 Series of Indexes. Lighting Devices must not be used to supplement channelization. Only tapers and channelizing devices for paved shoulders less than 4' in width.

CHANNELIZING DEVICE CONSISTENCY:

Barricades, vertical panels, cones, tubular markers and drums shall not be intermixed within either the lateral transition or within the tangent alignment.

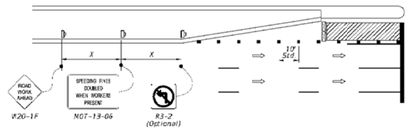
TRUCK/TRAILER-MOUNTED ATTENUATORS:

Truck/Trailer-mounted attenuators (TMA) can be used for moving operations and short-term stationary operations. For moving operations, see Index 102-607. For short-term, stationary operations, see Part VI of the MUTCD.

LAST REVISION 11/01/21	REVISION DESCRIPTION:	FDOT	FY 2024-25 STANDARD PLANS	GENERAL INFORMATION FOR TRAFFIC CONTROL THROUGH WORK ZONES	INDEX 102-600	SHEET 7 of 11

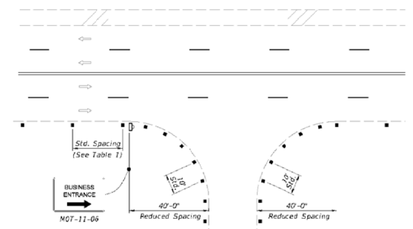
NOTES:

1. All signs shall be post mounted when work operations exceed one day except for:
   a. Road closure signs mounted in accordance with the vendor drawing for the Type III Barricade shown on the APL.
   b. Pedestrian and bicycle advanced warning or pedestrian regulatory signs mounted on sign supports in accordance with the vendor drawing shown on the APL.
   c. M



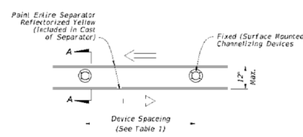
NOTES:
1. X = Work Zone Sign Spacing (See Table 3).
2. The SPEEDING FINES DOUBLE WHEN WORKERS PRESENT sign (RIDF-13-06) may be omitted when work operation will be in place for 24 hours or less.

AUXILIARY LANE CLOSURE

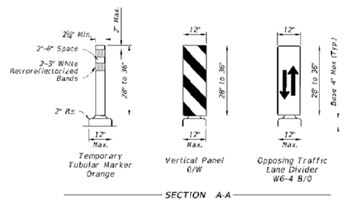


NOTES:
1. For single business entrances, place one 24" x 36" BUSINESS ENTRANCE sign (RIDF-11-06) showing the specific business name for each affected driveway entrance. Logos may be provided by business owners. Standard BUSINESS ENTRANCE sign (RIDF-11-06) may be used when approved by the Engineer.
2. When several businesses share a common driveway entrance, place one 24" x 36" standard BUSINESS ENTRANCE sign (RIDF-11-06) in accordance with Index 700-102 at the common driveway entrance.
3. Channelizing devices shall be placed at a reduced spacing on each side of the driveway entrance, but shall not restrict sight distance for the driveway users.
4. Business entrance signs are intended to guide motorist to business entrances inaccessible or disturbed during construction projects. Business entrance signs are not required where there is minimal disruption to business driveways which is often the case with resurfacing type projects.

BUSINESS ENTRANCE SIGNS AND CHANNELIZING DEVICES PLACEMENT AT BUSINESS ENTRANCE



PLAN

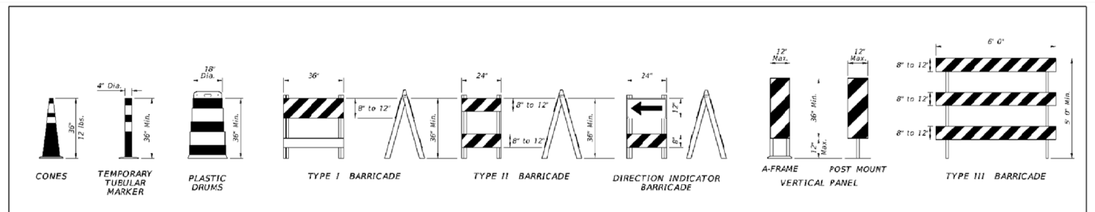


SECTION A-A

NOTES:
1. Temporary lane separators shall be supplemented with any of the following approved fixed (surface mounted) channelizing devices: temporary tubular markers, vertical panels, or opposing traffic lane divider panels. Opposing traffic lane divider panels (W6-4) shall only be used as center lane dividers to separate opposing traffic flows during two-way, two-lane operation. Temporary Tubular Markers, Vertical Panels and Opposing Traffic Lane Divider panels shall not be intermixed within the limits where the temporary lane separator is used. The connection between the channelizing device and the temporary lane separator shall hold the channelizing device in a vertical position.
2. Reflectorized materials shall have a smooth sealed outer surface which will display the same approximate color day and night. Furnish channelizing devices having retroreflectivity sheeting meeting the requirements of Section 990.
3. TS' openings for drainage shall be constructed in the asphalt and portable temporary lane separator at a maximum spacing of 25' in areas with grades of 3% or less or 10' in areas with grades over 3% as directed by the Engineer.
4. Tapered ends shall be used at the beginning and end of each run of the temporary lane separator to form a gradual increase in height from the pavement level to the top of the temporary lane separator.
5. The Contractor has the option of using portable temporary lane separators containing fixed channelizing devices in lieu of the temporary asphalt separator and channelizing devices detailed on this sheet. The portable temporary lane separator shall come in portable sections that can be connected to maintain continuous alignment between the separate curb sections. Each temporary lane separator section shall be 36 inches to 48 inches in total length. Portable temporary lane separators shall duplicate the color of the pavement marking. Portable temporary lane separators shall be one of those listed on the Approved Products List.

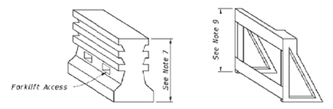
FIXED CHANNELIZING DEVICES (Temporary Lane Separators)

LAST REVISION 11/01/23	DESCRIPTION:	FY 2024-25 STANDARD PLANS	GENERAL INFORMATION FOR TRAFFIC CONTROL THROUGH WORK ZONES	INDEX 102-600	SHEET 9 of 11



CHANNELIZING DEVICES

CHANNELIZING DEVICE NOTES:
1. The details shown on this sheet are for the following purposes:
   a. For ease of identification and
   b. To provide information that supplements or supersedes that provided by the MUTCD.
2. The Type III Barricade shall have a unit length of 6'-0" only. When barricades of greater lengths are required, those lengths shall be in multiples of the 6'-0" unit.
3. No sign panel should be mounted on any channelizing device unless the channelizing device/sign combination was found to be trustworthy and the sign panel is mounted in accordance with the vendor drawing for the channelizing device shown on the Approved Products List (APL).
4. Ballast shall not be placed on top rails or any striped rails or higher than 13" above the driving surface.
5. The direction indicator barricade may be used in tapers and transitions where specific directional guidance to drivers is necessary. If used, direction indicator barricades shall be used in series to direct the driver through the transition and into the intended travel lane.
6. The splicing of sheeting is not permitted on channelizing devices or NOT signs.
7. For rails less than 2'-0" long, 4" stripes shall be used.
8. Cones shall:
   a. Be used only in active work zones where workers are present.
   b. Be reflectorized as per the MUTCD with Department-approved reflective collars when used at night.
9. For pedestrian longitudinal channelizing devices, the device shall have a minimum of 9" continuous detectable edging above the walkway. A gap not exceeding a height of 2" is allowed to facilitate drainage. The top surface of the device shall be a minimum height of 32" and have a 3/4" or less difference in any plane at all connection points between the devices to facilitate hand trailing. The bottom and the top surface of the device shall be in the same vertical plane. If pedestrian drop-off protection is required, the device shall have a footprint or offset of at least 2', otherwise the device must be at least 42" in height above the walkway and be anchored or ballasted to withstand a 200 lb lateral point load at the top of the device.



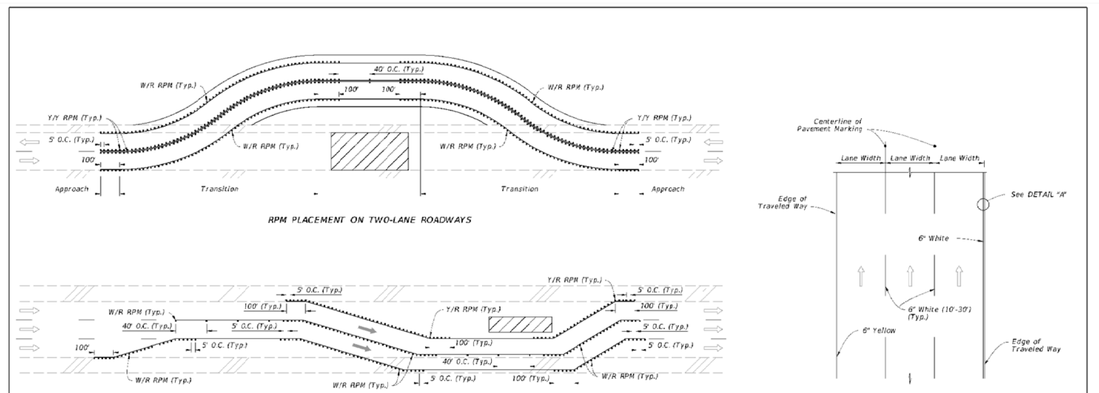
PEDESTRIAN LONGITUDINAL CHANNELIZING DEVICES

TEMPORARY BARRIER NOTES:
1. Where a barrier is specified, any of the types below may be used in accordance with the applicable Index:

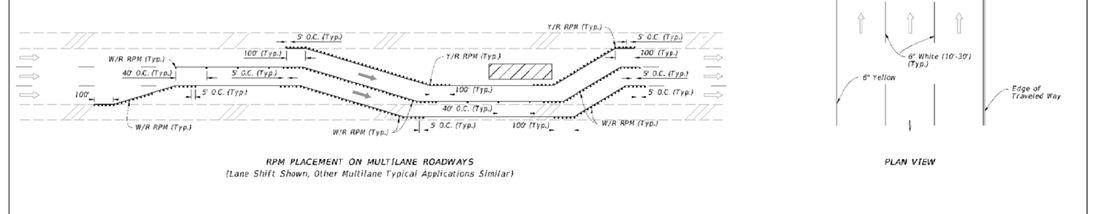
Index	Description
102-330	Temporary Barrier
102-335	Low Profile Barrier
536-001	Guardrail

2. Trailer Mounted Barriers may be used to provide positive protection for workers within the work areas. APL drawings may be used as a guide to develop project specific Temporary Traffic Control Plans that are signed and sealed by the Contractor's Engineer.

LAST REVISION 11/01/20	DESCRIPTION:	FY 2024-25 STANDARD PLANS	GENERAL INFORMATION FOR TRAFFIC CONTROL THROUGH WORK ZONES	INDEX 102-600	SHEET 10 of 11



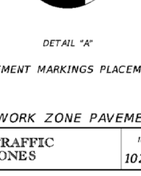
RPM PLACEMENT ON TWO-LANE ROADWAYS



RPM PLACEMENT ON MULTILANE ROADWAYS
(Lane Shift Shown, Other Multilane Typical Applications Similar)

PLAN VIEW

NOTES:
1. Install RPMs as a supplement to:
   a. All lane lines
   b. Edge lines in transitions (i.e., merges, diversions, lane shifts)
   c. Edge lines of gore areas
2. Extend pavement marking and 5 RPM spacing by 100' in each direction for all transitions regardless of the line type.
3. Place RPMs in accordance with this detail and Index 706-001.

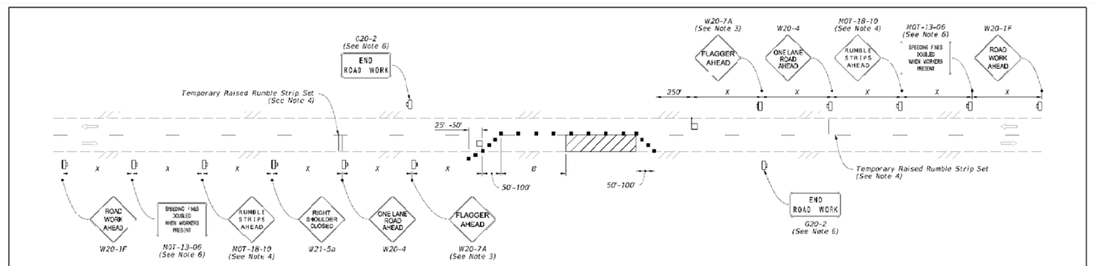


DETAIL "A"

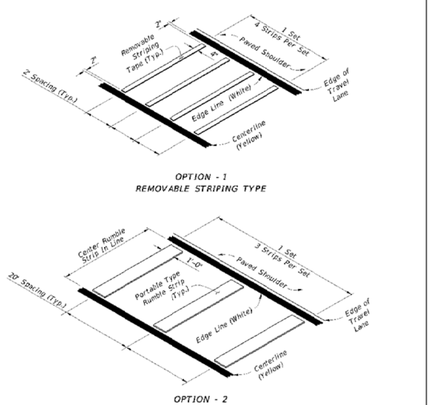
RPM PLACEMENT IN WORK ZONES | PAVEMENT MARKINGS PLACEMENT

WORK ZONE PAVEMENT MARKINGS

LAST REVISION 11/01/23	DESCRIPTION:	FY 2024-25 STANDARD PLANS	GENERAL INFORMATION FOR TRAFFIC CONTROL THROUGH WORK ZONES	INDEX 102-600	SHEET 11 of 11



NOTES:
1. This Index applies to Two-Lane, Two-Way Roadways with work within the traveled way.
2. L = Taper Length
   S = Posted Speed
   X = Work Zone Sign Spacing
   See Index 102-600 for "L", "S", "X" and channelizing device spacing values.
3. Optionally, use "Flagger Ahead" sign with symbol (W20-7) instead of "Flagger Ahead" sign with text (W20-7A).
4. Use temporary raised rumble strips when the existing posted speed is 55 mph or greater and the work duration is greater than 60 minutes. If temporary raised rumble strips are not used, omit "Rumble Strips Ahead" signs (RIDT-18-18) and associated work zone sign spacing.
5. Additional one-way control may be provided by the following means:
   a. Flagger-carrying vehicle
   b. Official vehicle
   c. Pilot vehicles
   d. Traffic signals
   When flaggers are the sole means of one-way control, the flaggers must be in sight of each other or in direct communication at all times.
6. The "Speeding Fines Doubled When Workers Present" signs (RIDF-13-06) and "End Road Work" signs (G20-2), along with associated work zone sign spacing, may be omitted when the work operation will be in place for 24 hours or less.
7. Automated Flagger Assistance Devices (AFADs) may be used in accordance with Specification Sections 102, 990 and the APL vendor drawings.
8. Railroad Crossings:
   a. If an active railroad crossing is located closer to the Work Area than the queue length plus 300 feet, extend the Buffer Space as shown on Sheet 2.
   b. If the queuing of vehicles across an active railroad crossing cannot be avoided, provide a uniformed traffic control officer or Flagger at the highway-rail grade crossing to prevent vehicles from stopping within the highway-rail grade crossing, even if automatic train warning devices are in place.



SYMBOLS:

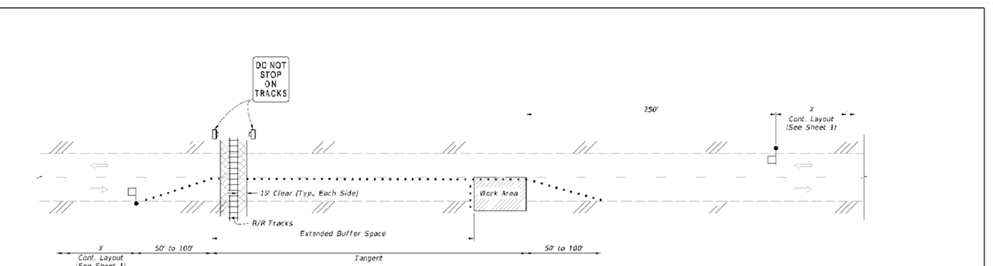
SYMBOLS:

OPTION - 1
REMOVABLE STRIPING TYPE

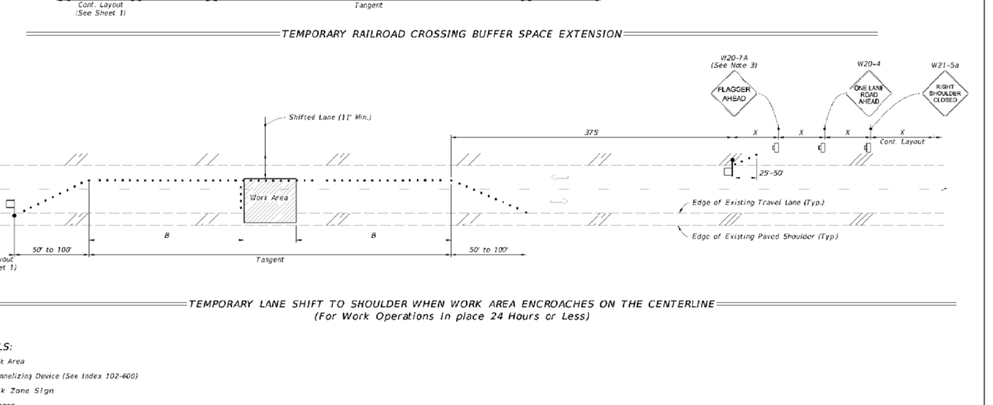
OPTION - 2
PORTABLE TYPE

RUMBLE STRIP SETS

LAST REVISION 11/01/21	DESCRIPTION:	FY 2024-25 STANDARD PLANS	TWO-LANE, TWO-WAY WORK WITHIN THE TRAVEL WAY	INDEX 102-603	SHEET 1 of 2



TEMPORARY RAILROAD CROSSING BUFFER SPACE EXTENSION



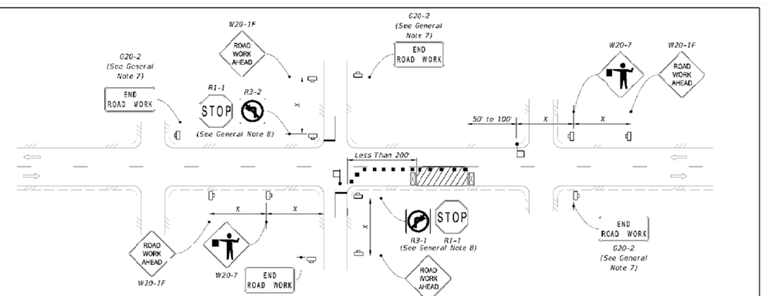
TEMPORARY LANE SHIFT TO SHOULDER WHEN WORK AREA ENCROACHES ON THE CENTERLINE
(For Work Operations in place 24 Hours or Less)

SYMBOLS:

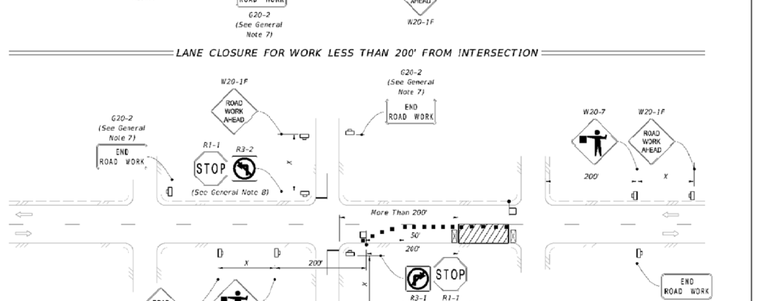
SPECIAL CONDITIONS

LAST REVISION 11/01/21	DESCRIPTION:	FY 2024-25 STANDARD PLANS	TWO-LANE, TWO-WAY WORK WITHIN THE TRAVEL WAY	INDEX 102-603	SHEET 2 of 2

GENERAL NOTES:
1. This Index applies to two-lane, two-way roadways with work within or near the intersection.
2. X = Work Zone Sign Spacing
   See Index 102-600 for "X" and channelizing device spacing values.
3. Optionally, use "Flagger Ahead" sign with text (W20-7A) instead of "Flagger Ahead" sign with symbol (W20-7).
4. If vehicles in a parking zone block the line of sight to TCD signs, locate and post meant signs in accordance with Index 700-001.
5. If the work area extends across a crosswalk, close the crosswalk in accordance with Index 102-600.
6. For unsignalized intersections, use Temporary Raised Rumble Strips in accordance with Index 102-603. Placement of Rumble Strips and additional signs should begin at FLAGGER sign location.
7. The "End Road Work" signs (G20-2) along with the associated work zone sign distances may be omitted when the work zone will be in place for 24 hours or less.
8. As an option to the "STOP" sign (R1-1) and Restricted Left/Right Turning Movement sign (R3-1 or R3-2), the "SIDE ROAD INTERSECTING THE WORK ZONE" Flagging operation from Index 102-600 may be used.



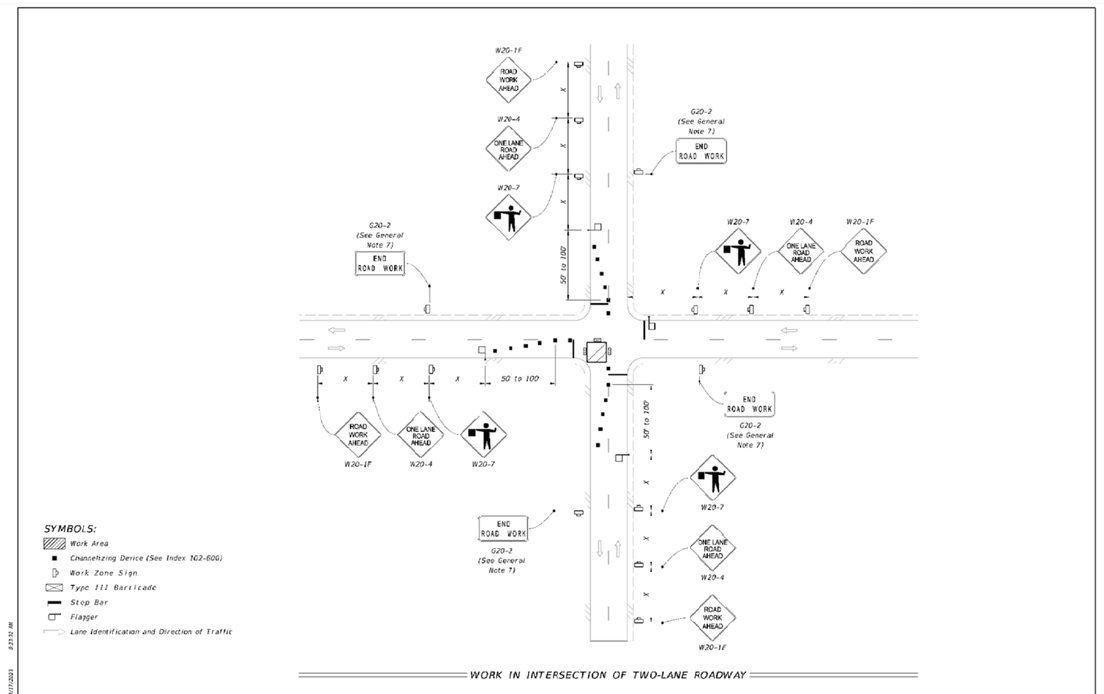
LANE CLOSURE FOR WORK LESS THAN 200' FROM INTERSECTION



LANE CLOSURE FOR WORK MORE THAN 200' FROM INTERSECTION

SYMBOLS:

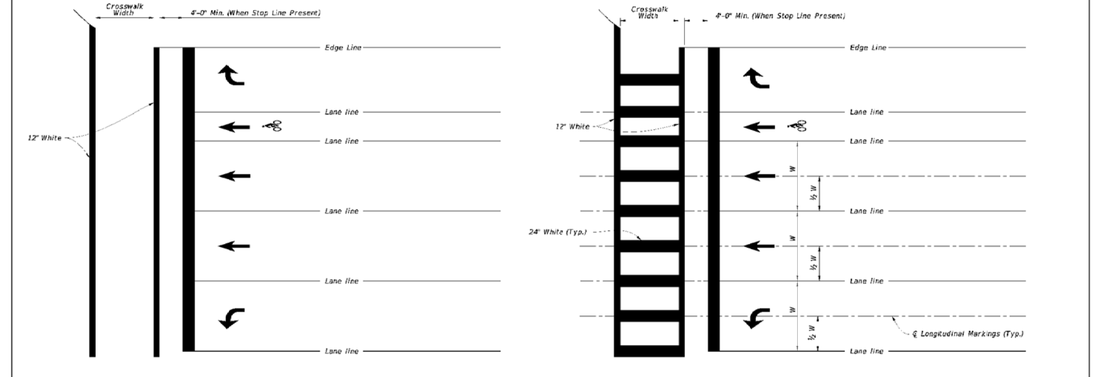
LAST REVISION 11/01/22	DESCRIPTION:	FY 2024-25 STANDARD PLANS	TWO-LANE, TWO-WAY, INTERSECTION WORK	INDEX 102-604	SHEET 1 of 2



WORK IN INTERSECTION OF TWO-LANE ROADWAY

SYMBOLS:

LAST REVISION 11/01/22	DESCRIPTION:	FY 2024-25 STANDARD PLANS	TWO-LANE, TWO-WAY, INTERSECTION WORK	INDEX 102-604	SHEET 2 of 2



STANDARD CROSSWALK DETAILS | SPECIAL EMPHASIS CROSSWALK DETAILS

NOTES:
1. For crosswalk width, except width of the adjacent sidewalk, but do not make width less than 6' for intersection crosswalks and 10' for midblock crosswalks. Measure width from the inside of the transverse crosswalk markings.
2. When the Special Emphasis Crosswalk is not perpendicular to the lane lines, make the longitudinal markings parallel to the lane lines.
3. Refer to Index 521-002 when Curb Ramps are present.

LAST REVISION 11/01/21	DESCRIPTION:	FY 2024-25 STANDARD PLANS	PAVEMENT MARKINGS	INDEX 711-001	SHEET 9 of 13

CLIENT:
MPS DEVELOPMENT AND CONSTRUCTION, LLC
625 N. TAMIAMI TRAIL
VENICE, FL. 34285

PROJECT NAME: CASSATA OAKS
SEC. 3 TWP. 39S RNG. 19E
PAVING, GRADING AND DRAINAGE DETAILS

PROJECT NUMBER 22-2568
SCALE N.T.S.

NO.	DATE	BY	REVISIONS

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PROFESSIONAL ENGINEERING RESOURCES, INC.
10225 ULMERTON ROAD, SUITE 4D LARGO, FL. 33771
CIVIL ENGINEERS, PLANNERS, PERMIT EXPEDITORS (727) 408-5207
CERTIFICATE OF AUTHORIZATION NUMBER: 4401

DRAWING TYPE
■ PRELIMINARY
□ CONSTRUCTION
□ RECORD

DESIGNED BY: PVS | CHECKED BY: PVS
DRAWN BY: SAG | DATE: 8-15-24

PAUL V. SHERMA, STATE OF FLORIDA, PROFESSIONAL ENGINEER, LICENSE NO. 35628
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APPROVED
PAUL V. SHERMA,REG. NO. 35628

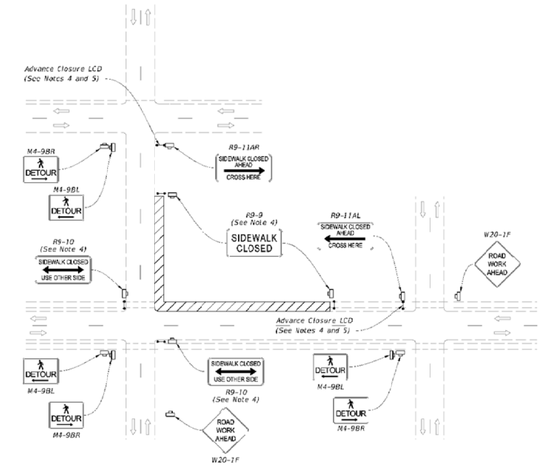
SHEET NUMBER 22

NOTES:

1. Cover or deactivate pedestrian traffic signal display(s) controlling closed crosswalks.
2. Place pedestrian LCDs across the full width of the closed sidewalk.
3. For post mounted signs located near or adjacent to a sidewalk, maintain a minimum 7' clearance from the bottom of the sign panel to the surface of the sidewalk.
4. "Sidewalk Closed" signs (R9-XX) may be mounted on pedestrian LCDs in accordance with the manufacturer's instructions.
5. Omit the Advance Closure LCD if it blocks access to other pedestrian facilities (e.g., transit stops, restaurants, or business entrances).

SYMBOLS:

- Work Area
- Work Zone Sign
- Pedestrian Longitudinal Channelizing Device (LCD)
- Lane Identification and Direction of Traffic



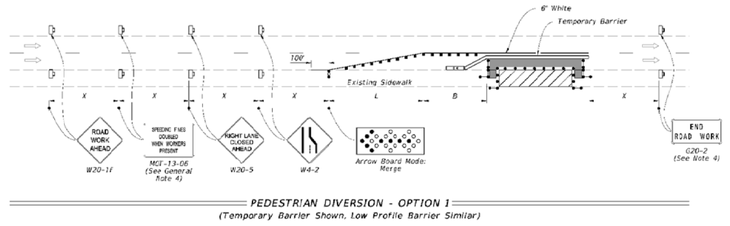
PEDESTRIAN DETOUR

NOTES:

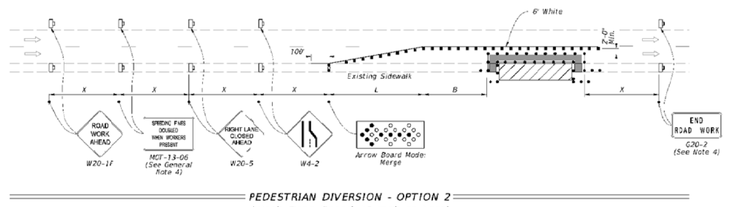
1. L = Taper Length
   B = Buffer Length
   X = Work Zone Sign Distance
   See Notes 102-600 For "L", "B", "X", channelizing device spacing values.
2. Provide a 5' wide temporary pedestrian way with a maximum cross-slope of 1:48, except where space restrictions warrant a minimum width of 4'. Provide a 5' x 5' passing space for temporary pedestrian ways less than 5' in width at intervals not to exceed 200'.
3. When temporary pedestrian ways require curb ramps, meet the requirements of Index 522-002. Detectable warnings are not required for curb ramps diverting pedestrian traffic into a closed lane.
4. The "Speeding Fines Doubled When Workers Present" signs (NI01-13-G6) and "End Road Work" signs (G20-2), along with associated work zone sign distances, may be omitted when the work operation will be in place for 24 hours or less.
5. Pedestrian Diversion Option 2 may be used when called for in the Plans or as approved by an Engineer.

SYMBOLS:

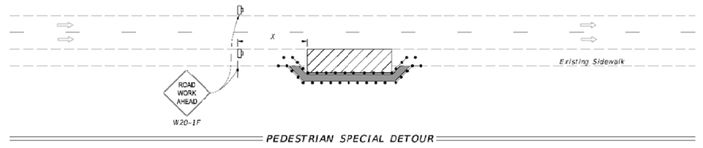
- Work Area
- Temporary Pedestrian Way
- Channelizing Device (See Notes 102-600)
- Pedestrian Longitudinal Channelizing Device (LCD)
- Work Zone Sign
- Arrow Board
- Crash Cushion
- Lane Identification and Direction of Traffic



PEDESTRIAN DIVERSION - OPTION 1
(Temporary Barrier Shown, Low Profile Barrier Similar)



PEDESTRIAN DIVERSION - OPTION 2
(Work Zone Speed 45 mph or Less)



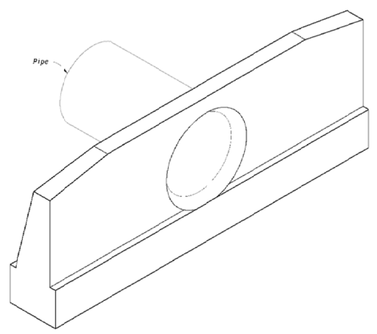
PEDESTRIAN SPECIAL DETOUR

GENERAL NOTES:

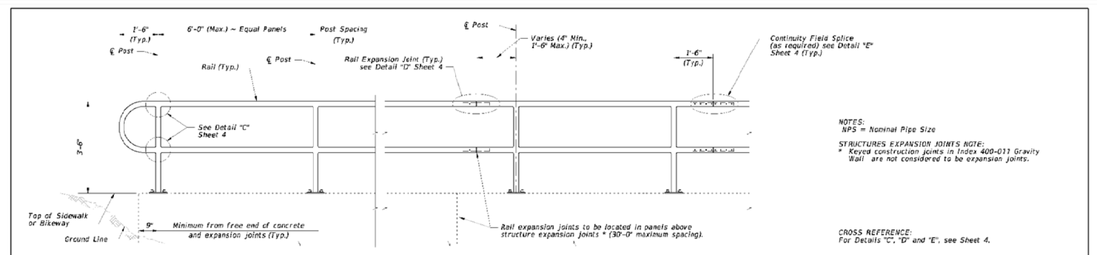
1. Use Class II concrete.
2. Reinforcing steel is either Grade 40 or 60.
3. Endwalls may be cast in place or precast concrete. (Additional reinforcement necessary for handling precast units will be determined by the Contractor or the supplier).
4. Chamfer all exposed edges and corners to ¾".
5. Endwall dimensions, locations and positions are for round and elliptical concrete pipe and for round and pipe-arch corrugated metal pipe, round concrete pipe shown.
6. On outfall ditches with side slopes flatter than 1:1.5, provide 25' transitions from the endwall to the flatter side slopes, right of way permitting.
7. Construct front slope and ditch transitions in accordance with Index 430-001.
8. Quantities shown are for estimating purposes only.

TABLE OF CONTENTS:

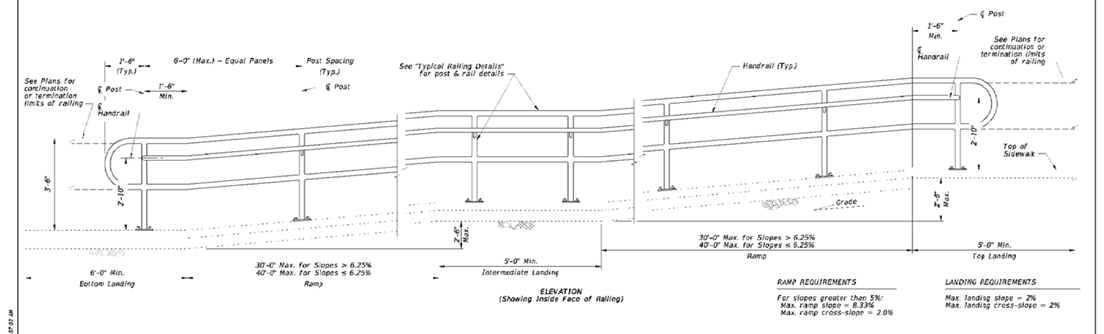
Sheet	Description
1	General Notes and Contents
2	Concrete Endwall Details
3	Concrete and Metal Pipe Tables
4	Spacing For Multiple Pipes



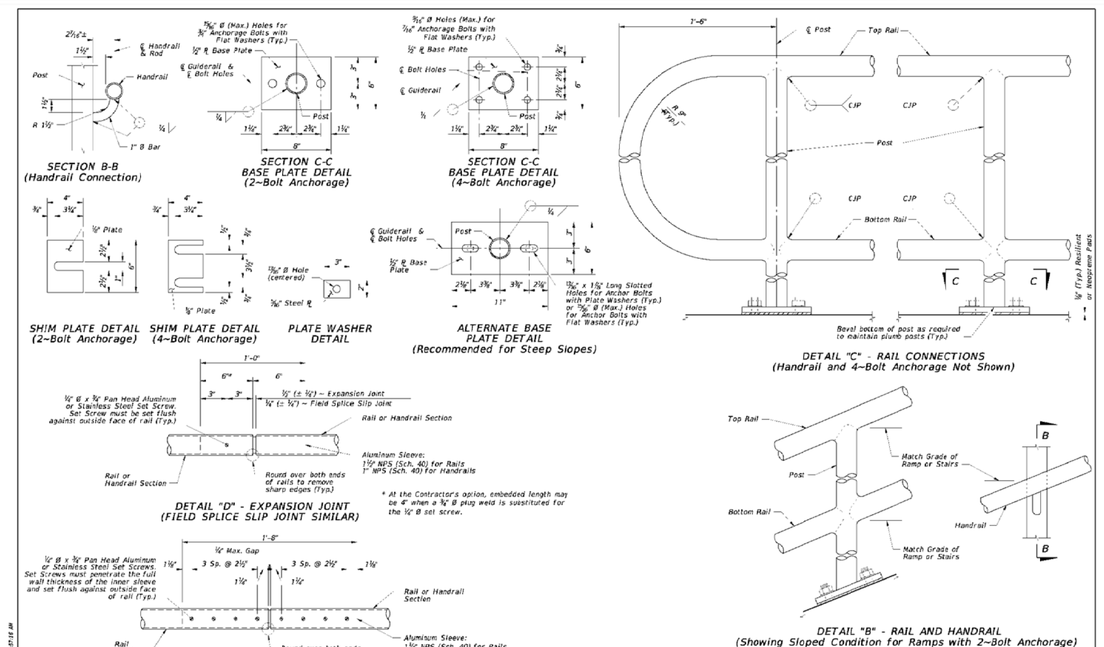
STRAIGHT CONCRETE ENDWALL

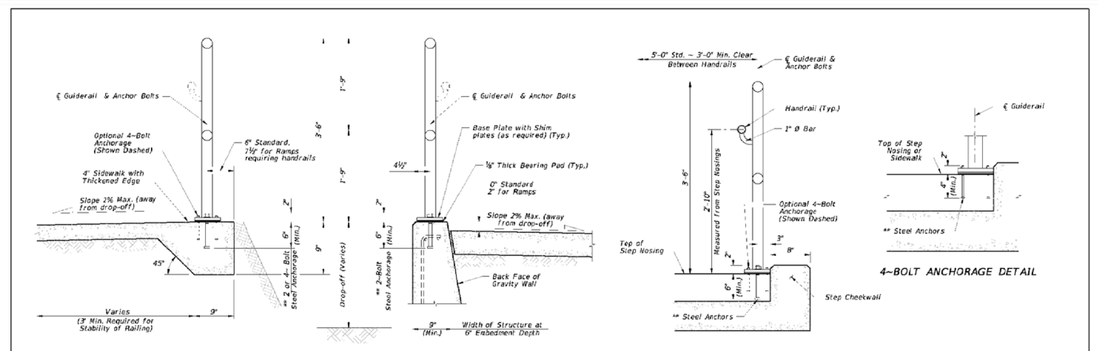


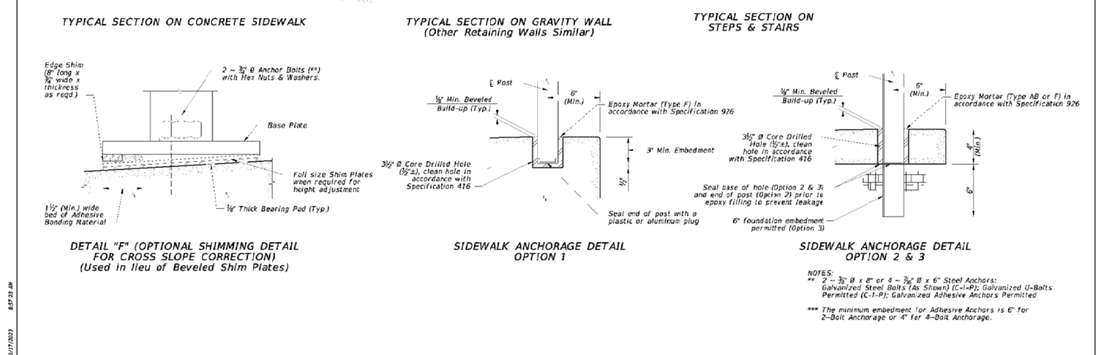
TYPICAL RAILING DETAILS & RAILINGS ON GRADES 0% TO 5%

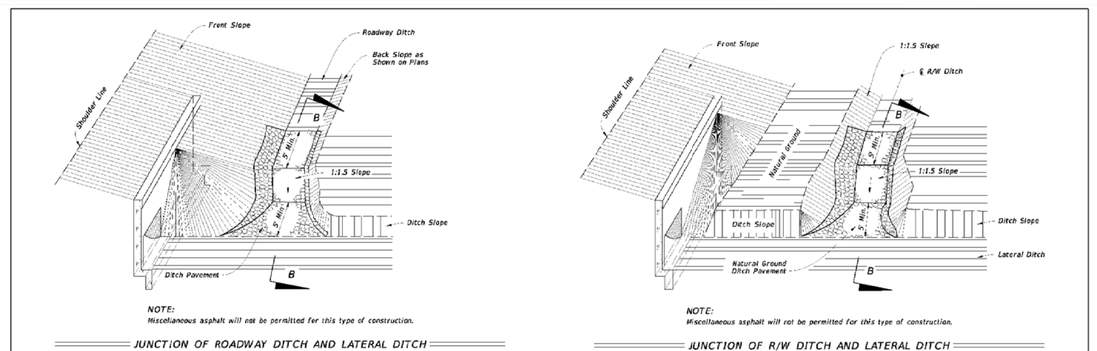


RAILINGS ON GRADES STEEPER THAN 5% TO 8.33%









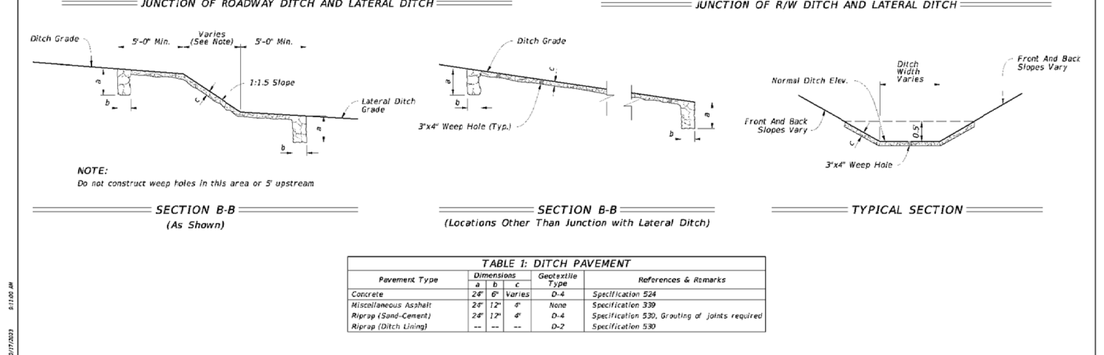


TABLE 1: DITCH PAVEMENT

Pavement Type	Dimensions A	B	C	Geotextile Type	References & Remarks
Concrete	24'	6"	Varies	D-4	Specification 524
Miscellaneous Asphalt	24'	12"	6"	None	Specification 339
Riprap (Sand-Cement)	24'	12"	6"	D-4	Specification 530, Grouting of joints required
Riprap (Ditch Lining)	---	---	---	D-2	Specification 530

CLIENT:

MPS DEVELOPMENT AND CONSTRUCTION, LLC
625 N. TAMIAMI TRAIL
VENICE, FL. 34285

PROJECT NAME: SEC. 3 TWP. 39S RNG. 19E

CASSATA OAKS

PAVING, GRADING AND DRAINAGE DETAILS

PROJECT NUMBER: 22-2568

SCALE: N.T.S.

NO.	DATE	BY	REVISIONS

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CIVIL ENGINEERS, PLANNERS, PERMIT EXPEDITORS (727) 408-5207
CERTIFICATE OF AUTHORIZATION NUMBER: 4401

DRAWING TYPE

- ■ PRELIMINARY
- □ CONSTRUCTION
- □ RECORD

DESIGNED BY: PVS | CHECKED BY: PVS
DRAWN BY: SAG | DATE: 8-15-24

PAUL V. SHERMA, STATE OF FLORIDA, PROFESSIONAL ENGINEER, LICENSE NO. 35628

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APPROVED

PAUL V. SHERMA, REG. NO. 35628

SHEET NUMBER: 23

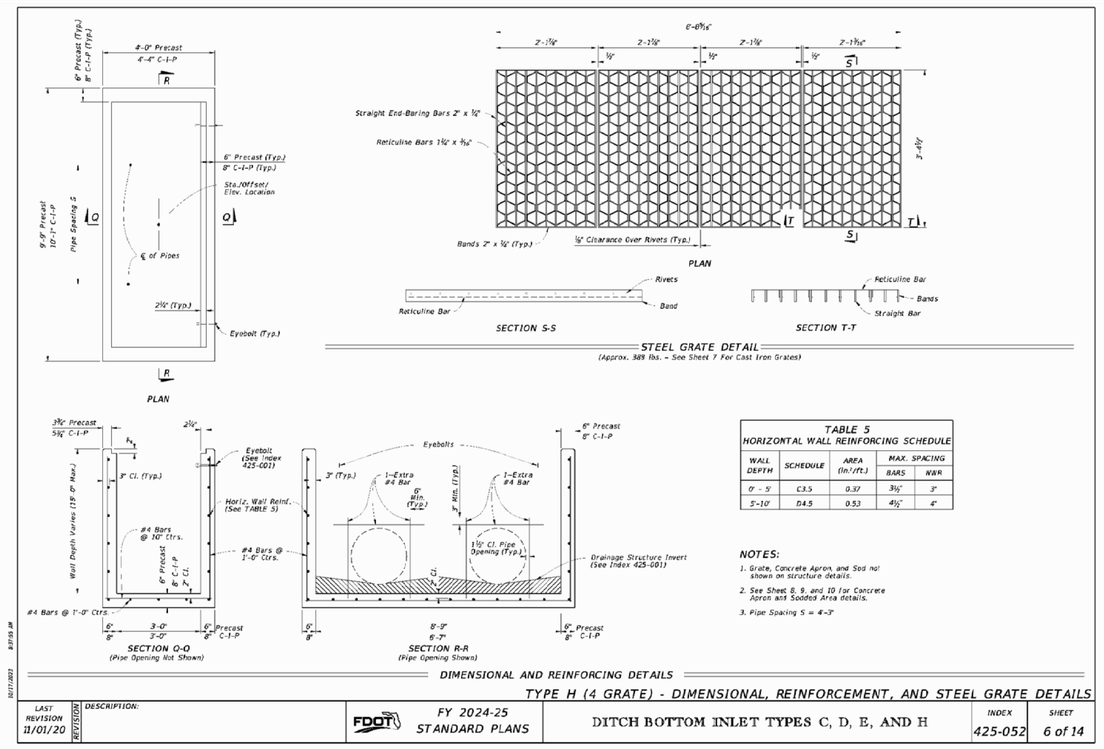


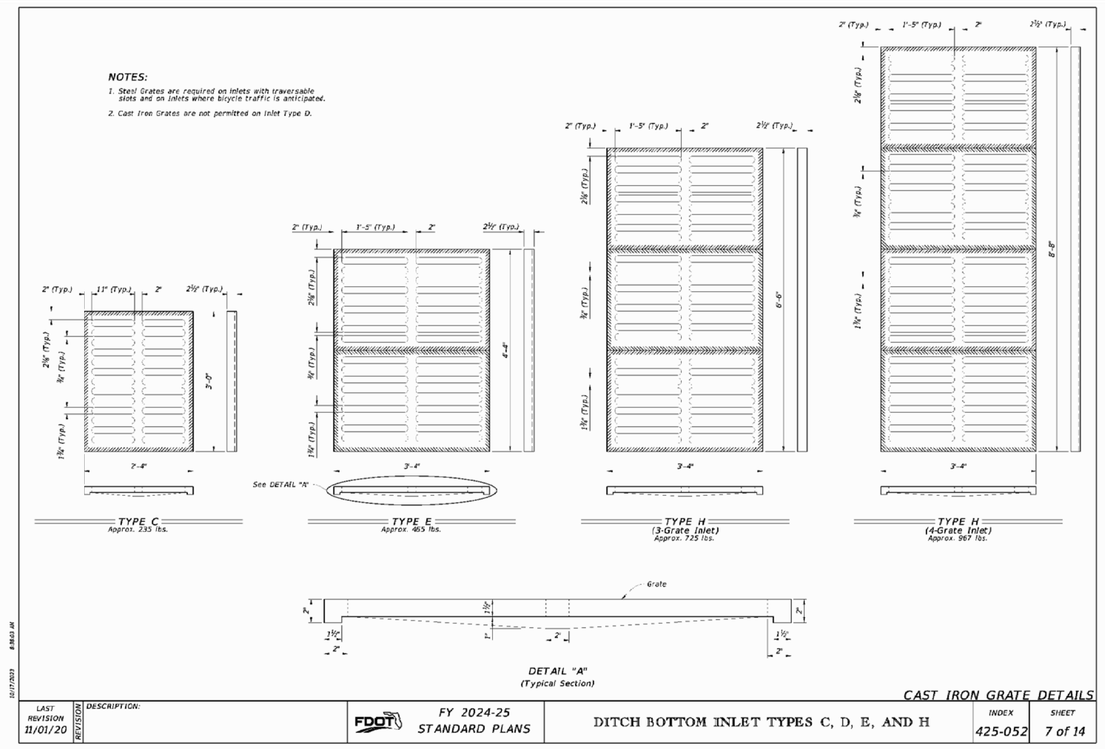
TABLE 5
HORIZONTAL WALL REINFORCING SCHEDULE

WALL DEPTH	SCHEDULE	AREA (in²/ft.)	MAX. SPACING	
			BARS	MAX
0' - 5'	0.35	0.37	10½"	3'
5'-10"	0.45	0.53	8½"	4'

NOTES:
1. Grate, Concrete Apron, and Sod not shown on structure details.
2. See Sheet 6, 8, and 10 for Concrete Apron and Sodded Area details.
3. Pipe Spacing S = 4'-7"

DIMENSIONAL AND REINFORCING DETAILS
TYPE H (4 GRATE) - DIMENSIONAL, REINFORCEMENT, AND STEEL GRATE DETAILS

LAST REVISION	DESCRIPTION:	FY 2024-25 STANDARD PLANS	DITCH BOTTOM INLET TYPES C, D, E, AND H	INDEX	SHEET
11/01/20				425-052	6 of 14



CAST IRON GRATE DETAILS

LAST REVISION	DESCRIPTION:	FY 2024-25 STANDARD PLANS	DITCH BOTTOM INLET TYPES C, D, E, AND H	INDEX	SHEET
11/01/20				425-052	7 of 14

CLIENT:	PROJECT NAME: SEC. 3 TWP. 39S RNG. 19E	PROJECT NUMBER	NO.	DATE	BY	REVISIONS
MPS DEVELOPMENT AND CONSTRUCTION, LLC 625 N. TAMIAMI TRAIL VENICE, FL. 34285	CASSATA OAKS PAVING, GRADING AND DRAINAGE DETAILS	22-2568 SCALE N.T.S.				

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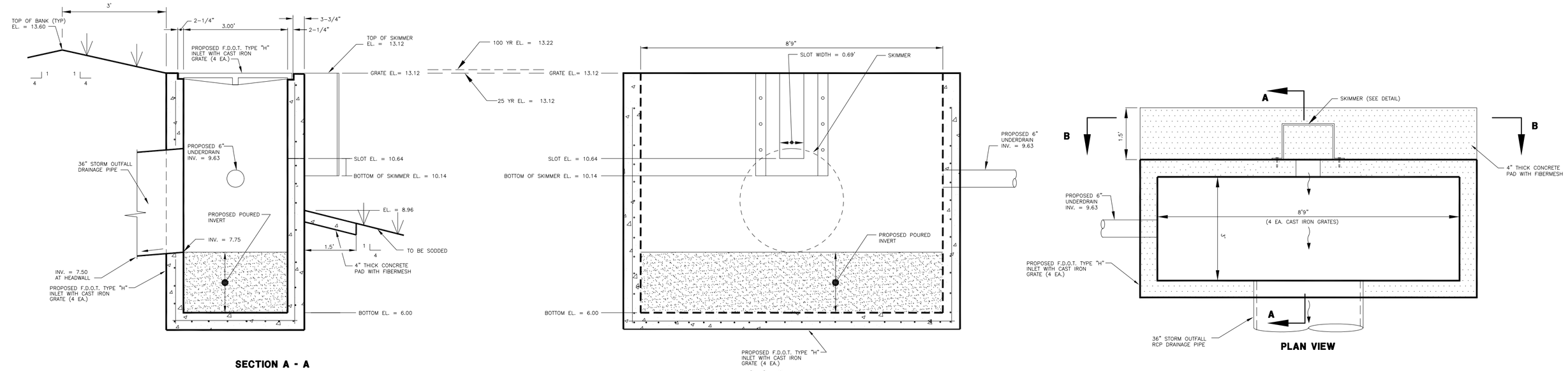
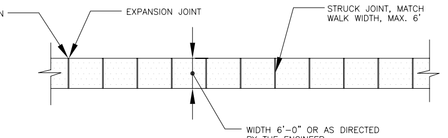
SHEET NUMBER
24



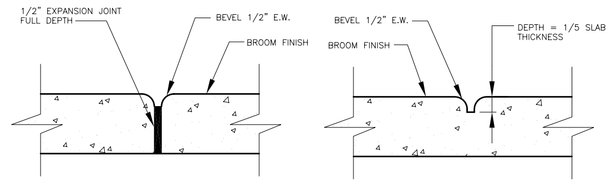
POND 1
OUTFALL STRUCTURE DETAIL
N.T.S.

NOTES :

1. 1/4" PER FOOT RISE FROM BACK OF CURB TO BACK OF WALK. WHERE NO CURB EXISTS, SIDEWALK TO BE SLOPED 1/4" PER FOOT FROM EDGE OF PAVEMENT TO BACK OF WALK. AT PAVEMENT LOCATION, SIDEWALK TO MATCH PAVEMENT ELEVATION ESTABLISHED BY ENGINEER.
2. ALL CONCRETE SHALL CONFORM TO A.S.T.M. C-150, LATEST SPECIFICATION, AND ATTAIN A COMPRESSIVE STRENGTH OF 3,000 P.S.I. AT 28 DAYS.
3. SIDEWALK EXPANSION JOINTS TO BE AT ALL TIES TO CONCRETE OTHER THAN DRIVEWAYS. MAXIMUM SPACING SHALL BE 60'.
4. EXPANSION JOINT MATERIAL SHALL BE ASPHALT FIBER IMPREGNATED PREFORMED JOINT FILLER, TO FULL DEPTH OF CONCRETE.

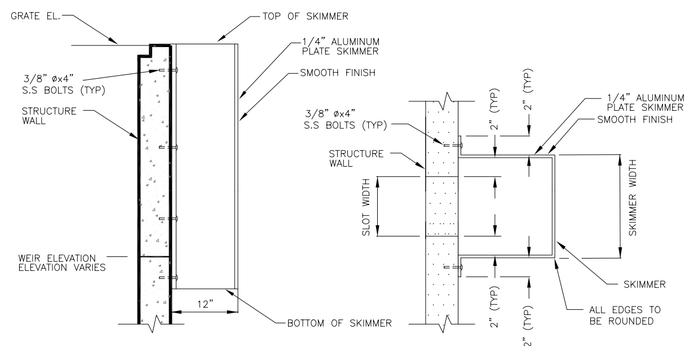


TYPICAL SIDEWALK PLAN



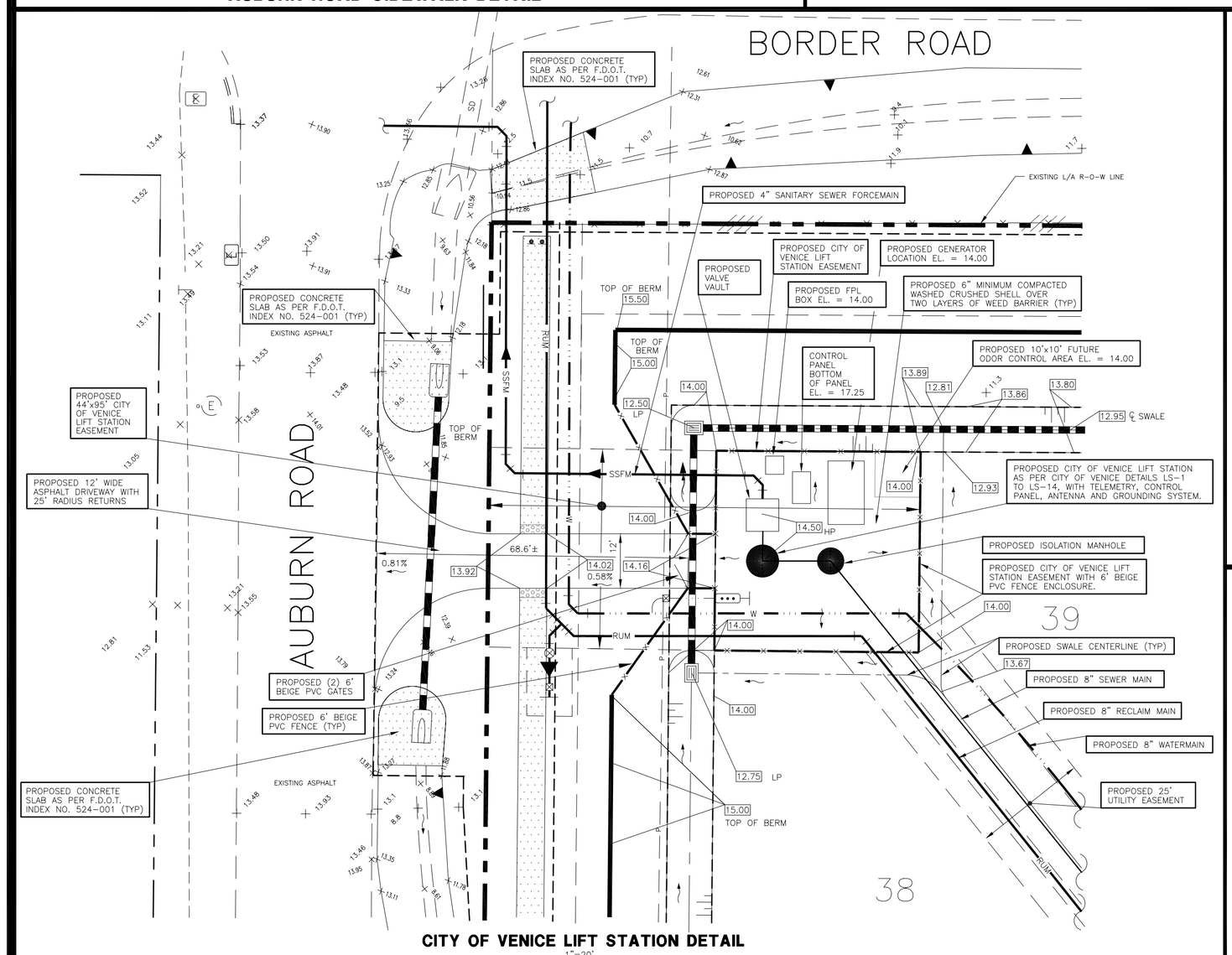
EXPANSION **STRUCK**

AUBURN ROAD SIDEWALK DETAIL

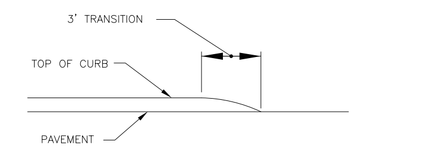


STRUCTURE SKIMMER

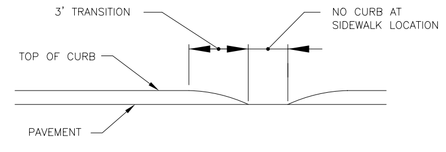
SKIMMER DETAIL



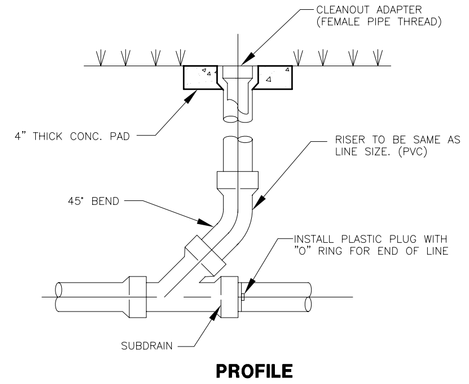
CITY OF VENICE LIFT STATION DETAIL
1"=20'



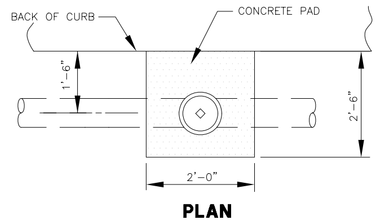
ELEVATION VIEW
NOSE DOWN CURB DETAIL
N.T.S.



ELEVATION VIEW
NOSE DOWN CURB ALTERNATE
N.T.S.

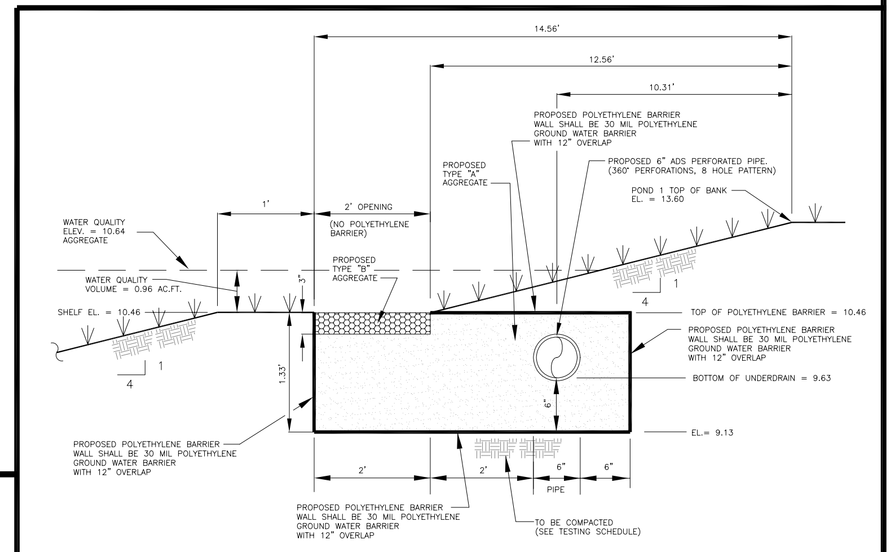


PROFILE



PLAN

POND 1 UNDERDRAIN CLEANOUT DETAIL



UNDERDRAIN NOTES

TYPE "A" AGGREGATE: FILTER AGGREGATE FOR UNDERDRAINS SHALL CONSIST OF WASHED MATERIAL MEETING F.D.O.T. ROAD & BRIDGES SPECIFICATIONS FOR SILICA SAND & QUARTZ GRAVEL CONTAINING LESS THAN 2 % (BY WEIGHT) OF SILT, CLAY AND ORGANIC MATTER. SAID MATERIAL SHALL HAVE UNIFORMITY COEFFICIENT OF NOT LESS THAN 2.0 NOR MORE THAN 4.0 AND AN EFFECTIVE SIZE OF 0.20 TO 0.55 MILLIMETER AND SIEVE ANALYSIS (IN PERCENT OF TOTAL WEIGHT PASSING) AS FOLLOWS:

3/8"	95 -100%
NO. 4	95 - 100%
NO. 8	85 - 100%
NO. 16	65 - 97%
NO. 30	45 - 75%
NO. 50	5 - 35%
NO. 100	0 - 7%
NO. 200	MAX. 2%

THE AGGREGATE SHALL BE FREE OF ORGANIC MATTER AND OTHER DELETERIOUS MATERIALS. WASHED SHELL & LIMEROCK SHALE NOT BE USED FOR FILTER AGGREGATE. PERMEABILITY OF THE AGGREGATE SHALL BE 5.0 FT./HR. MINIMUM.

TYPE "B" AGGREGATE: 3/4" TO 1" STONE, RIVER GRAVEL, OR EQUAL (NO LIMEROCK, MARL, OR SIMILAR MATERIAL)

FILTER FABRIC: FILTER FABRIC SHALL BE SPUN BONDED SYNTHETIC FABRIC. FACTORY INSTALLED TYPAR (DUPONT) STYLE 3401.

UNDERDRAIN: THE UNDERDRAIN SHALL BE SLOTTED CORRUGATED POLYETHYLENE PIPE A.S.T.M. F-405-77 OR A.A.S.H.T.D. M-252 HAVING A MINIMUM SLOTTED AREA OF 1 SQ. IN./FT. OF PIPE MANUFACTURED BY A.D.S. OR HANCOR. PIPE SHALL BE FACTORY PRE WRAPPED WITH FILTER FABRIC.

TESTING: THE CONTRACTOR SHALL PROVIDE THE ENGINEER WITH SIEVE ANALYSIS & PERCOLATION TEST RESULTS PERFORMED BY AN INDEPENDENT TESTING LABORATORY PRIOR TO DELIVERY OF THE FILTER AGGREGATE MATERIAL ON SITE. FAILURE TO MEET THE SPECIFIED PERMEABILITY OR SIEVE ANALYSIS WILL BE CAUSE FOR REJECTION OF THE MATERIAL.

POLYETHYLENE BARRIER SHALL BE 20 MIL. POLYETHYLENE, GROUNDWATER BARRIER OR APPROVED EQUAL.

POND UNDERDRAIN DETAIL
N.T.S.

CLIENT:

MPS DEVELOPMENT AND CONSTRUCTION, LLC
625 N. TAMIAMI TRAIL
VENICE, FL. 34285

PROJECT NAME: SEC. 3 TWP. 39S RNG. 19E

CASSATA OAKS

PAVING, GRADING AND DRAINAGE DETAILS

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SCALE: N.T.S.

NO.	DATE	BY	REVISIONS
2	4-15-25	SAG	REVISE PLAN AS PER CITY COMMENTS
1	2-21-25	SAG	REVISE PLAN AS PER SWFWMD COMMENTS

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PAUL V. SHERMA, REG. NO. 35628

SHEET NUMBER: 25

NOTE:
PROPOSED GATES TO COMPLY WITH CITY OF VENICE FIRE MARSHALL SIREN ACTIVATION REQUIREMENTS

LEGEND

PROPOSED		EXISTING
—W—	WATER MAIN	—W—
—F—	FIRE MAIN	—F—
—RUM—	RECLAIM WATER MAIN	—RUM—
	REDUCER	
	TEMPORARY BLOWOFF	
	FIRE HYDRANT	
	GATE VALVE (G.V. & BOX)	
	FIRE DEPARTMENT CONNECTION	
	DOUBLE CHECK ASSEMBLY	
	WATER METER	
SS	SANITARY SEWER LINE	SS
SSFM	SANITARY SEWER FORCEMAIN	SSFM
	SANITARY SEWER MANHOLE	
	CLEAN OUT	
	STORM DRAIN	SD
	ROOF DRAIN	
	GRATE INLET	
	JUNCTION BOX	
	EROSION CONTROL	
	OUTFALL STRUCTURE	
	MITERED END SECTION (M.E.S.)	
TOP TOP TOP	TOP OF BANK	
	FENCE OR WALL	
	EASEMENT OR SETBACK	
	TRAFFIC FLOW ARROW	
	HANDICAP PARKING SPACE	
	H.P. OR CHANGE IN GRADE	N/A
UD	UNDERDRAIN	N/A
12.50	ELEVATION	14 x 75
	CONTOUR	9.0
	GTE	GTE
	U.G. ELECTRICAL LINE	P
	GAS MAIN	G
	DETECTABLE WARNING	

CONTRACTOR TO CALL "SUNSHINE" AT 1-800-432-4770, 48 hrs. PRIOR TO ANY CLEARING OR CONSTRUCTION FOR EXISTING UTILITY LOCATIONS.

NORTH

40 20 0 50 100
50 30 10
GRAPHIC SCALE

CLIENT:
MPS DEVELOPMENT AND CONSTRUCTION, LLC
625 N. TAMIAMI TRAIL
VENICE, FL. 34285

PROJECT NAME: SEC. 3 TWP. 39S RNG. 19E
CASSATA OAKS
CITY OF VENICE FIRE TRUCK TURNING MOVEMENT

PROJECT NUMBER: 22-2568
SCALE: 1"=50'

NO.	DATE	BY	REVISIONS

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PROFESSIONAL ENGINEERING RESOURCES, INC.
10225 ULMERTON ROAD, SUITE 4D, LARGO, FL. 33771
CIVIL ENGINEERS, PLANNERS, PERMIT EXPEDITORS (727) 408-5208
CERTIFICATE OF AUTHORIZATION NUMBER: 4401

DRAWING TYPE
■ PRELIMINARY
□ CONSTRUCTION
□ RECORD

DESIGNED BY: PVS | CHECKED BY: PVS
DRAWN BY: SAG | DATE: 8-15-24
PAUL V. SHERMA, STATE OF FLORIDA, PROFESSIONAL ENGINEER, LICENSE NO. 35628
THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY PAUL V. SHERMA ON THE DATE INDICATED HERE USING A DIGITAL SIGNATURE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.
APPROVED
PAUL V. SHERMA, REG. NO. 35628

SHEET NUMBER: 26