

GENERAL NOTES:

- 1. OWNERSHIP AND UNIFIED CONTROL STATEMENT: THE PROPOSED PROJECT IS UNDER CONTRACT FOR PURCHASE BY NRP GROUP LLC.
2. CHARACTER AND INTENDED USE STATEMENT: THE PROPOSED USE IS A 665 UNIT MULTI-FAMILY APARTMENT DEVELOPMENT. PHASE 1 IS 335 UNITS. PHASE 2 IS 330 UNITS.
3. MAINTENANCE OF COMMON FACILITIES STATEMENT: VISTERA OF VENICE MULTI-FAMILY SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PARKING LOTS AND DRIVE ALLEYS. VISTERA OF VENICE MULTI-FAMILY SHALL OWN AND MAINTAIN THE ONSITE STORMWATER CONVEYANCE SYSTEM, THE ONSITE WATER & SEWER MAINS WILL BE TURNED OVER TO THE CITY OF VENICE & SARASOTA COUNTY, RESPECTIVELY.
4. EXISTING LAND USE: VACANT
5. PID/ZONING: 038901010 / PLANNED UNIT DEVELOPMENT (PUD)
6. FLOOD ZONE: THE SITE LIES WITHIN THE BOUNDARIES OF FLOOD ZONE "X" BASE FLOOD ELEVATION 9.87, PER FIRM MAPS # 12115C0244F, REVISED NOVEMBER 4, 2016.

Table with 2 columns: PHASE 1 SITE COVERAGE/DENSITY and PHASE 2 SITE COVERAGE/DENSITY. Rows include BUILDINGS, DRIVEWAYS, SIDEWALKS, GREEN SPACE, TOTAL ACREAGE, PHASE 1 DENSITY, and PHASE 2 DENSITY.

- 8. MINIMUM SETBACKS: FRONT YARD: 20'-0", SIDE YARD: 5'-0", REAR YARD: 10'-0", ACCESSORY STRUCTURE: 5'-0"
9. BUILDING HEIGHT DATA: MAXIMUM RESIDENTIAL BUILDING HEIGHT SHALL BE UP TO 42 FT (VARIANCE PETITION NO. 19-38-VZ). BUILDING HEIGHT REFERS TO THE MAXIMUM VERTICAL DISTANCE MEASURED FROM THE FOLLOWING BENCHMARKS: A. FEMA FIRST HABITABLE FLOOR REQUIREMENT... B. 18 INCHES ABOVE THE FDEP REQUIREMENT... C. 18 INCHES ABOVE THE AVERAGE CROWN ELEVATION... D. THE AVERAGE NATURAL GRADE UNALTERED BY HUMAN INTERVENTION...

10. PARKING CALCULATIONS: REQUIRED PARKING PHASE 1: 1.69 SPACES PER UNIT x 335 UNITS = 566 SPACES REQUIRED. PROVIDED PARKING table with columns: Parking Type, Phase 1, Phase 2, Total.

- 11. OPEN SPACE: OPEN SPACE SHALL INCLUDE BUFFERS AND SIMILAR OPEN SPACE AREAS.
12. STORMWATER MANAGEMENT: STORMWATER MANAGEMENT FOR THIS PROJECT IS PROVIDED IN THE VISTERA OF VENICE SUBDIVISION. THE MAXIMUM ALLOWABLE IMPERVIOUS AREA FOR VISTERA OF VENICE MULTI-FAMILY IS 80%. PROPOSED IMPERVIOUS AREA FOR VISTERA OF VENICE MULTI-FAMILY IS 61.6%.
13. REFUSE AND RECYCLABLE NOTE: A TRASH COMPACTOR AND RECYCLE AREA IS LOCATED IN THE SOUTHWEST CORNER OF THE PHASE 1 SITE.
14. UTILITY NOTES: A. SANITARY SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE SARASOTA COUNTY STANDARDS. B. WATER DISTRIBUTION CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF VENICE UTILITY CODE. C. THE CONTRACTOR SHALL CONTACT "SUNSHINE STATE" ONE CALL, FPL AND ALL OTHER UTILITY COMPANIES PRIOR TO ANY WORK ONSITE OR

NOTES: RECORD DRAWING BASED ON A CLIENT PROVIDED CONSTRUCTION PLANS FOR VISTERA OF VENICE MULTI-FAMILY, VENICE, FLORIDA. ELEVATIONS SHOWN HEREON ARE BASED ON FOUND SITE BENCHMARKS AS SHOWN REFERRING TO NGVD 1929. DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF. PARCEL SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY (RECORDED AND UNRECORDED, WRITTEN AND UNWRITTEN). UNDERGROUND IMPROVEMENTS, UTILITIES AND/OR FOUNDATIONS WERE NOT LOCATED UNLESS OTHERWISE NOTED. LOCATIONS AND ELEVATIONS OF CERTAIN FEATURES ARE CONTRACTOR PROVIDED AND WERE NOT FIELD VERIFIED. ENVIRONMENTAL MATTERS ARE NOT WITHIN THE SCOPE OF THIS DRAWING. THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY DUSTIN D MARTIN PSM 6645, ON 09-13-23. THE ELECTRONIC SIGNATURE HEREON IS IN COMPLIANCE WITH FLORIDA ADMINISTRATIVE CODE (FAC)5J-17.062(3). THIS IS NOT A SURVEY. DATE OF LAST FIELD WORK 08-23-2023. RECORD DRAWINGS PREPARED UNDER THE DIRECT SUPERVISION OF DUSTIN D MARTIN, FLORIDA PSM 6645. ANGLERIGHT SURVEYING 5011 LUCKETT RD. UNIT 9 FORT MYERS, FL 33906 813-539-5157

I HEREBY CERTIFY THAT THE RECORD DRAWING LOCATION DATA OF THE CONSTRUCTED CONDITIONS SHOWN HEREON CONFORM TO THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17-051 (FAC), AND THAT SAID AS-BUILTS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS SURVEYED UNDER MY DIRECTION.

CONSTRUCTION PLANS FOR VISTERA OF VENICE MULTI-FAMILY

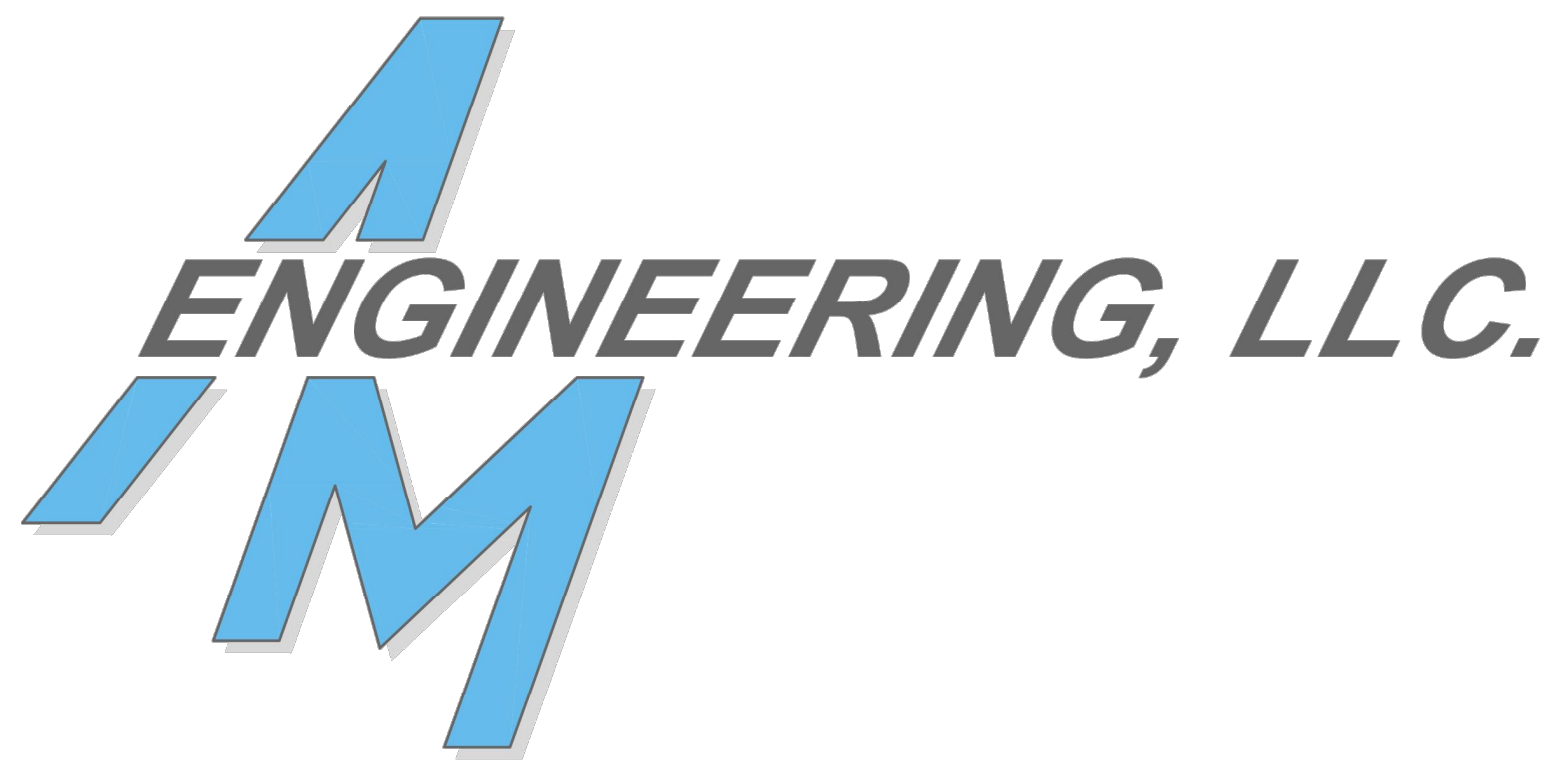
TOTAL SITE IS A 665 UNIT APARTMENT DEVELOPMENT WITHIN A PLANNED UNIT DEVELOPMENT DISTRICT (GCCF PUD) SECTION 34, TOWNSHIP 38 SOUTH, RANGE 19 EAST

DEVELOPER: NRP HOLDINGS, LLC 1228 EUCLID AVENUE, 4TH FLOOR CLEVELAND, OH 44115 (844) 677-0002

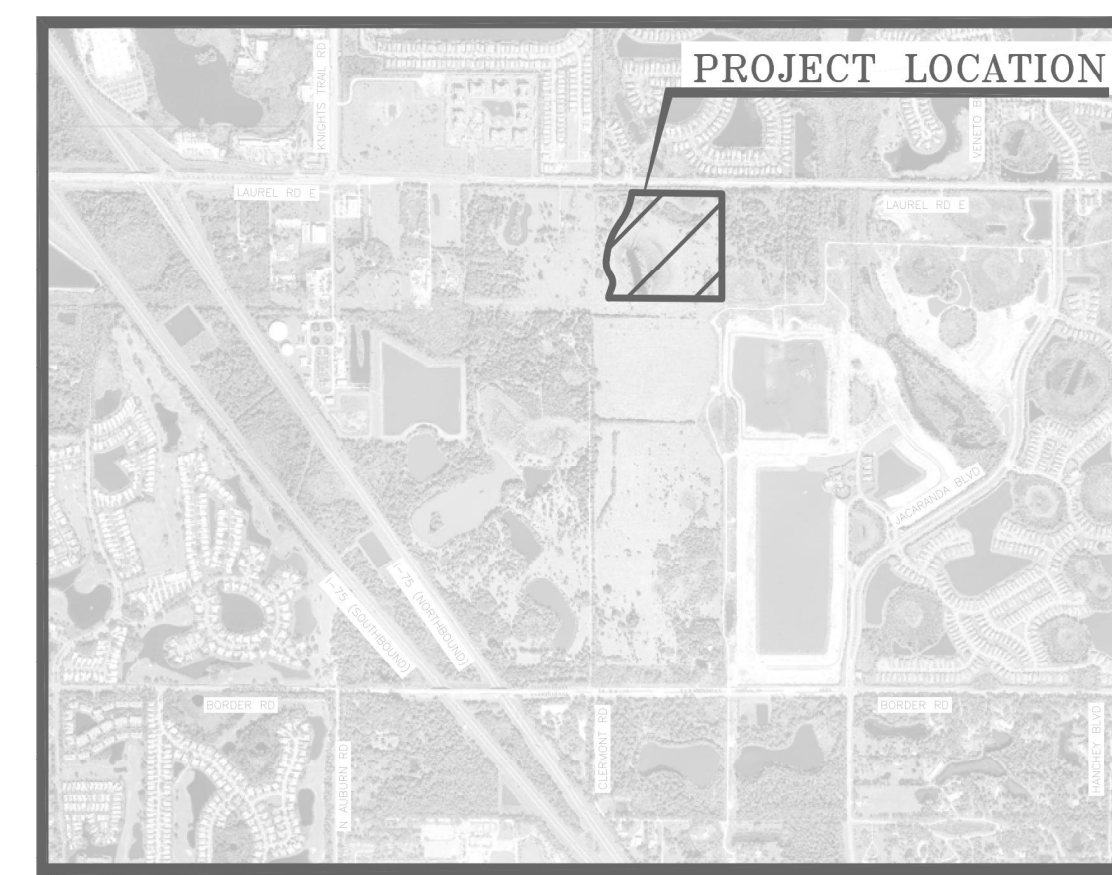
ENGINEER/SURVEYOR: AM ENGINEERING, LLC. 8340 CONSUMER COURT SARASOTA, FLORIDA 34240 (941) 377-9178 CERTIFICATE OF AUTHORIZATION No. 33105 LICENSED BUSINESS No. 4334

INDEX TO SHEETS

Table with 2 columns: SHEET NO. and DESCRIPTION. Lists sheets C-100 through C-902 and their corresponding descriptions like COVER, KEY SHEET, EXISTING CONDITIONS PLAN, etc.



VENICE FIELD AVE FL 34205 80-3333 86-2084 fax

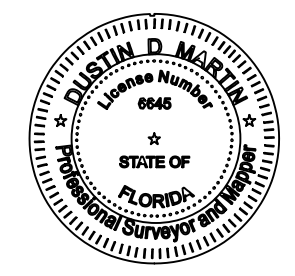


LOCATION MAP LATITUDE: N027°07'47.9" LONGITUDE: W082°23'30.4"

LEGEND: DEG - DEGREE, ELEV - ELEVATION, HDPE - HIGH DENSITY POLY ETHYLENE, INV - INVERT, N/A - NOT AVAILABLE OR NOT APPLICABLE, P.O.L. - POINT ON LINE, PVC - POLY-VINYL CHLORIDE, T.O.N. - TOP OF NUT, T.O.P. - TOP OF PIPE, VERT - VERTICAL

PAVEMENT LEGEND: STANDARD DUTY ASPHALT, HEAVY DUTY ASPHALT, EMERGENCY ACCESS ASPHALT, PAVERS, CONCRETE

REVISIONS table with columns: NO., DATE, DESCRIPTION. Lists revisions from 8/01/22 to 03/24/23.



DUSTIN D. MARTIN, P.S.M., L.S.6645 PROFESSIONAL SURVEYOR & MAPPER STATE OF FLORIDA.



PUBLIC UTILITY RECORD DRAWING

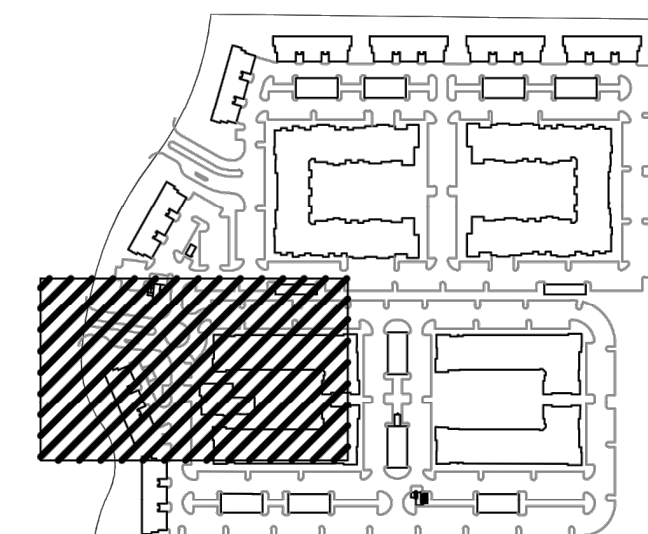
SWING TIE REFERENCE POINTS
A = STORM MANHOLE
B = GATE VALVE

SWING TIE TABLE
(DISTANCE AND ELEVATION SHOWN IN FEET)

AS-BUILT NUMBER	DESCRIPTION	REFERENCE POINT	DISTANCE	REFERENCE POINT	DISTANCE	ELEVATION
1	8" GATE VALVE	A	99.96'	B	74.75'	15.23' T.O.N.
2	NORTHWEST END BACKFLOW ASSEMBLY	A	77.00'	B	116.40'	14.92' T.O.P.
3	8" OUTSIDE STEM & YOKE STEM VALVE	A	75.83'	B	118.73'	21.30' T.O.N.
4	8" OUTSIDE STEM & YOKE STEM VALVE	A	76.74'	B	119.73'	20.53' T.O.N.
5	8" OUTSIDE STEM & YOKE GATE VALVE	A	74.04'	B	128.71'	21.20' T.O.N.
6	8" OUTSIDE STEM & YOKE GATE VALVE	A	73.94'	B	132.79'	20.48' T.O.N.
7	8" OUTSIDE STEM & YOKE STEM VALVE	A	72.60'	B	134.22'	21.30' T.O.N.
8	SOUTHEAST END BACKFLOW ASSEMBLY	A	73.87'	B	136.15'	14.86' T.O.P.

CONFLICT TABLE

CONFLICT #	DESCRIPTION	ELEVATION
1	SANITARY BOTTOM WATER MAIN TOP	BOT=11.55 TOP=11.05



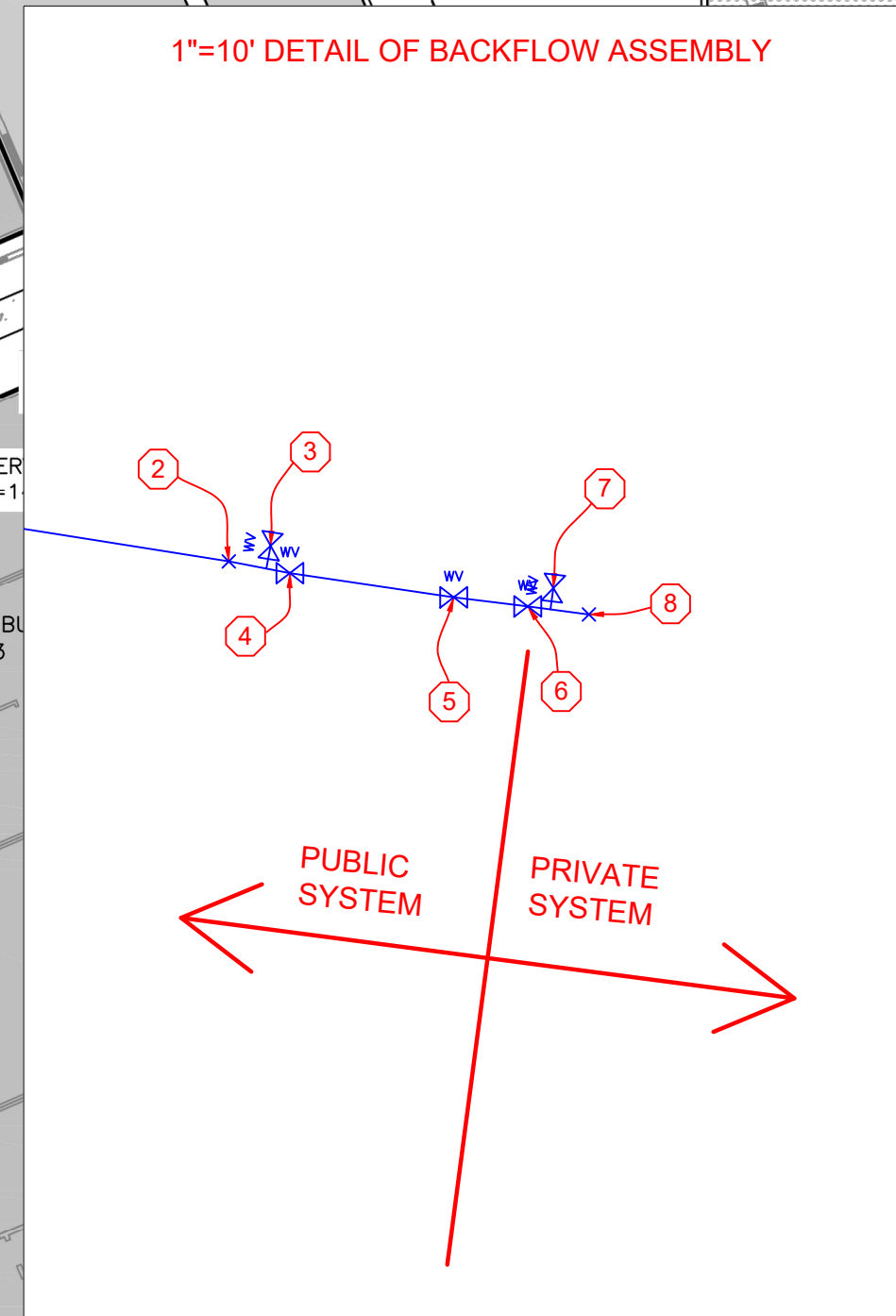
KEY MAP

UTILITY EASEMENT NOTE:
SANITARY SEWER (WASTEWATER) EASEMENTS SHALL BE PROVIDED ALONG THE SANITARY SEWER MAIN AND FROM THE MAIN TO THE CLEANSOUTS.

DRAWING DATE IS 09-13-2023.

ELEVATIONS SHOWN ARE IN THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD29).

LEGEND:
DEG - DEGREE
ELEV - ELEVATION
HDPE - HIGH DENSITY POLY ETHYLENE
INV - INVERT
N/A - NOT AVAILABLE OR NOT APPLICABLE
P.O.L. - POINT ON LINE
PVC - POLY-VINYL CHLORIDE
T.O.N. - TOP OF NUT
T.O.P. - TOP OF PIPE
VERT - VERTICAL

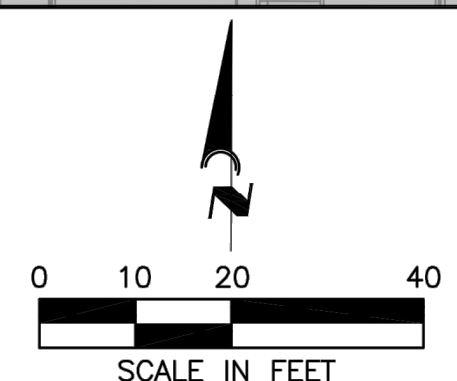


LEGEND:
W = WATER MAIN
PW = PUMPED WATER SERVICE
PF = PUMPED FIRE SERVICE
F = FDC CONNECTION
G = GAS SERVICE

NO.	DATE	REVISION DESCRIPTION	BY
10	04/18/23	OWNER COMMENTS	CD
9	03/24/23	OWNER COMMENTS	CD
5	11/16/22	OWNER COMMENTS & SARASOTA COUNTY COMMENTS	CD
4	09/19/22	IFC SET	CD
3	08/30/22	OWNER COMMENTS	CD
1	08/01/22	BLDG DEPT COMMENTS	CD

CALL BEFORE YOU DIG!
"SUNSHINE STATE ONE-CALL CENTER"
1-800-432-4770
THE CONTRACTOR SHALL NOTIFY "SUNSHINE STATE ONE-CALL CENTER" AND ALL OTHER UTILITIES FOR LOCATION OF EXISTING FACILITIES PRIOR TO BEGINNING CONSTRUCTION.
ISSUE DATE: 9/19/22
ISSUE DESCRIPTION: IFC SET 9/19/22

AM ENGINEERING, LLC.
Civil Engineering | Land Surveying
8340 Consumer Court Sarasota, FL 34240
Phone: (941) 377-9178 | www.amengllc.com
CA #33105 | LB #4334



NRP GROUP, LLC
PROJECT: VISTERA OF VENICE MULTI-FAMILY
UTILITY PLAN
SCALE: 1"=20'
DATE: N/A
VERTICAL DATUM: NGVD 29
PROJECT NUMBER: NRP0000
SHEET NUMBER: C-706S

RECORD DRAWINGS
September 20, 2023
APPROVED
FLORIDA P.E. No. 90804

09/13/2023 9:51:26 AM I:\Vistera\2023\09132023\101124.dwg | Project: 5/31/2023 10:12:44 AM I:\Vistera\2023\09132023\101124.dwg | User: dmartin