

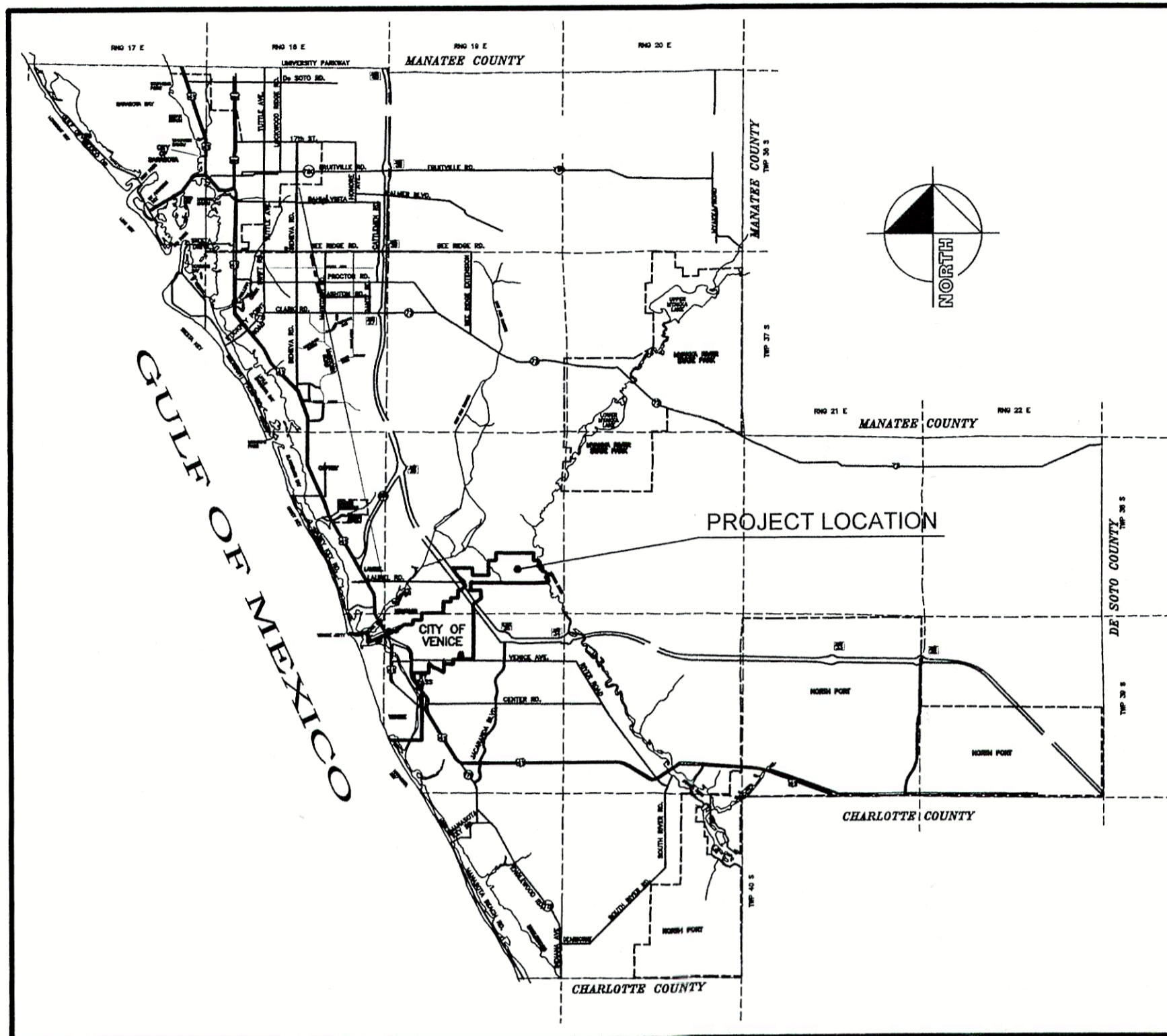
SITE AND DEVELOPMENT PLAN (2nd AMENDMENT) ^{△△}

FOR

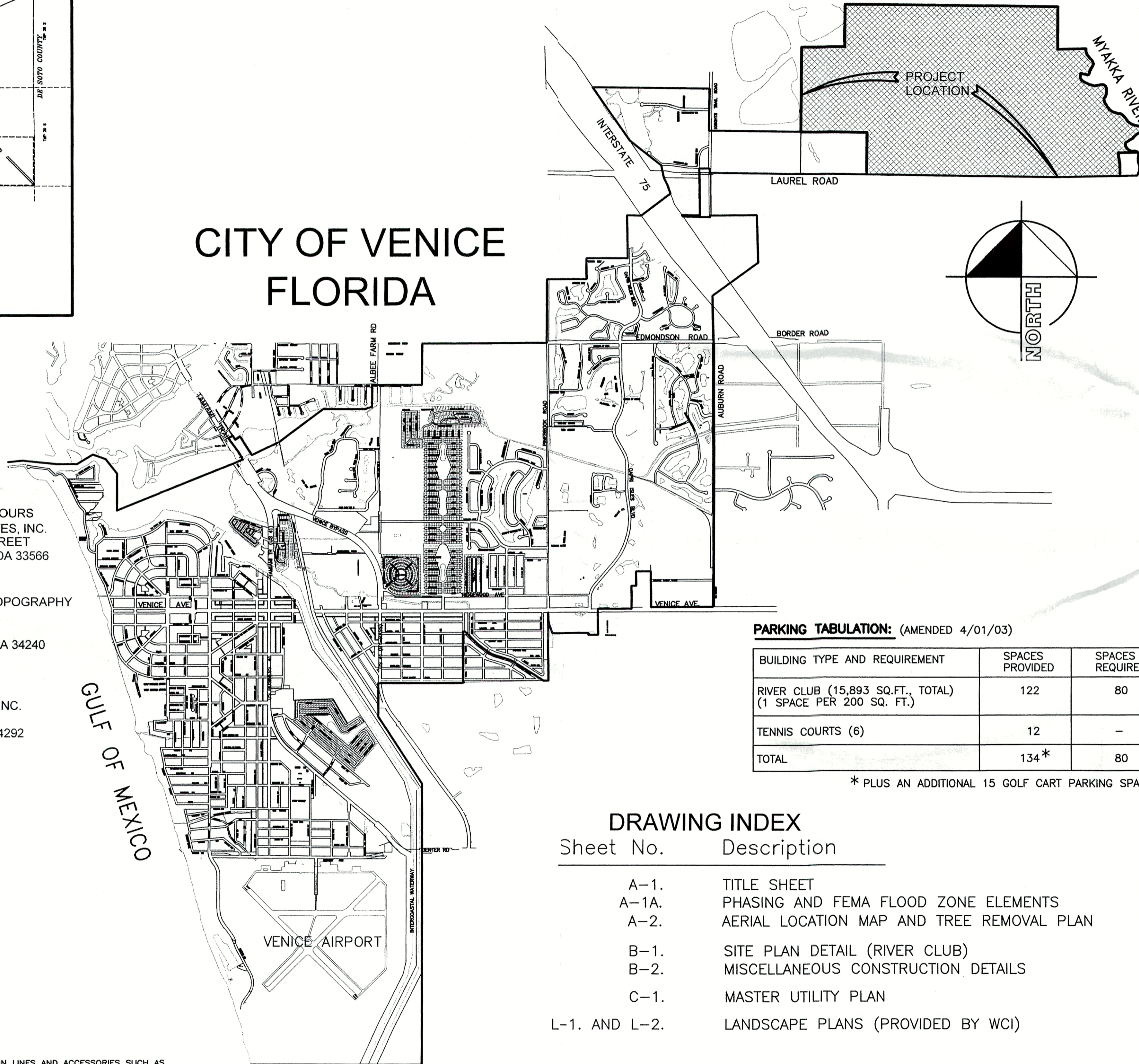
VENETIAN GOLF & RIVER CLUB

PHASE 3

LOCATED IN SECTIONS 25, 26 & 27 TOWNSHIP 38S, RANGE 19E



LOCATION MAP
(SARASOTA COUNTY)



**CITY OF VENICE
FLORIDA**

DEVELOPER : WCI COMMUNITIES, INC.
139 S. PEBBLE BEACH BLVD., SUITE 207
SUN CITY CENTER, FLORIDA 33573
PH: 813-634-3311

SURVEYOR:
AERIAL TOPOGRAPHY AND CONTOURS
PROVIDED BY: I.F. ROOKS & ASSOCIATES, INC.
106 N.W. DRANE STREET
PLANT CITY, FLORIDA 33566
PH: 813-752-2113

ENGINEER : KIMLEY-HORN & ASSOCIATES INC.
8586 POTTER PARK DRIVE, SUITE 100
SARASOTA, FLORIDA 34238
PH: 941-922-8187

WETLAND JURISDICTIONAL LINES AND TOPOGRAPHY
PROVIDED BY: A M ENGINEERING
6320 TOWER LANE
SARASOTA, FLORIDA 34240
PH: 941-922-8178

ENVIRONMENTAL CONSULTANT :
BIOLOGICAL RESEARCH ASSOC., INC.
5969 CATTLEMAN LANE
SARASOTA, FLORIDA 34232
PH: 941-378-0660

ADDITIONAL TOPOGRAPHY
PROVIDED BY: BRITT SURVEYING, INC.
1400 OGDEN ROAD
VENICE, FLORIDA 34292
PH: 941-493-1396

PARKING TABULATION: (AMENDED 4/01/03)

BUILDING TYPE AND REQUIREMENT	SPACES PROVIDED	SPACES REQUIRED
RIVER CLUB (15,893 SQ.FT., TOTAL) (1 SPACE PER 200 SQ. FT.)	122	80
TENNIS COURTS (6)	12	-
TOTAL	134*	80

* PLUS AN ADDITIONAL 15 GOLF CART PARKING SPACES

DRAWING INDEX

Sheet No.	Description
A-1.	TITLE SHEET
A-1A.	PHASING AND FEMA FLOOD ZONE ELEMENTS
A-2.	AERIAL LOCATION MAP AND TREE REMOVAL PLAN
B-1.	SITE PLAN DETAIL (RIVER CLUB)
B-2.	MISCELLANEOUS CONSTRUCTION DETAILS
C-1.	MASTER UTILITY PLAN
L-1. AND L-2.	LANDSCAPE PLANS (PROVIDED BY WCI)

GENERAL CONSTRUCTION NOTES:

- THERE SHALL BE NO CHANGE OR DEVIATION FROM THESE PLANS UNLESS PRIOR APPROVAL BY THE ENGINEER.
- ALL CLEARING AND GRUBBING DEBRIS TO BE BURNED OR REMOVED FROM SITE AND IS PART OF CLEARING AND GRUBBING ITEM.
- IT IS THE INTENT OF THE OWNER THAT CERTAIN TREES BE DESIGNATED TO BE SAVED AND PROTECTED BY THE CONTRACTOR. IT IS ASSUMED THESE TREES ARE HEALTHY AND ARE EXPECTED TO BE PART OF THE LANDSCAPE DEVELOPMENT. THEREFORE, IF ANY TREE(S) DAMAGED BY CONSTRUCTION OPERATION OR BY OTHER MEANS (EXCLUDING LIGHTNING, WINDSTORM AND OTHER ACTS OF GOD) PERISH WITHIN THE CONSTRUCTION PERIOD, IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO REMOVE AND DISPOSE OF THEM AS PART HIS CONTRACT. NO ADDITIONAL COMPENSATION WILL BE MADE BY THE OWNER FOR THE LABOR, MATERIAL OR MACHINERY REQUIRED TO REMOVE SAID TREE(S).
- WHERE EXCAVATIONS ARE IN CLOSE PROXIMITY OF TREES, THE CONTRACTOR SHALL USE EXTREME CARE TO NOT DAMAGE THE ROOT SYSTEMS. NO EQUIPMENT, SUPPLIES OR VEHICLES SHALL BE STORED OR PARKED WITHIN THE DRIP LINE OF THE TREES TO REMAIN AND PRESERVED. IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO INFORM ALL OF HIS EMPLOYEES AND SUBCONTRACTORS OF THIS REQUIREMENT AND TO ENFORCE SAME.
- LAY SOD AROUND ALL INLETS, MITERED ENDWALLS, HEADWALLS, SWALES, LAKE SLOPES, AND 2' WIDE STRIP ADJACENT TO ALL CURBING, AND AS DIRECTED BY THE ENGINEER. ALL PROPOSED GROUND ELEVATIONS ARE FINISHED SOD ELEVATIONS. FINISHED EARTHWORK GRADING WILL BE 0.2 FEET BELOW ELEVATIONS SHOWN TO ALLOW FOR SOD THICKNESS. SODDING INCLUDES MAINTAINING SLOPES AND SOD UNTIL COMPLETION AND ACCEPTANCE OF TOTAL PROJECT OR GROWTH IS ESTABLISHED WHICHEVER COMES LAST. ALL EROSION SILTATION AND MAINTAINING GRADES IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL PROJECT IS COMPLETE AND EXCEPTED BY OWNER.
- "CALL SUNSHINE" (1-800-432-4770), COMCAST CABLE, FP&L, CITY OF VENICE UTILITIES DEPARTMENT, AND GENERAL TELEPHONE COMPANY PRIOR TO CONSTRUCTION AND CONNECTION TO EXISTING UTILITIES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROTECT EXISTING UTILITIES FROM DAMAGE.
- ALL UTILITY LINES, STORM DRAIN LINES AND ACCESSORIES SUCH AS, BUT NOT LIMITED TO: MANHOLES, CLEANOUTS, SEWER AND WATER SERVICES, VALVES, FIRE HYDRANTS AND INLETS WILL BE CONSTRUCTED TO ALIGNMENT AND LOCATIONS SHOWN ON PLANS UNLESS OTHERWISE DIRECTED BY THE ENGINEER.
- CLEARING, GRUBBING, STRIPPING, AND COMPACTION WILL BE INSPECTED BY THE ENGINEER PRIOR TO FILLING.
- PRIOR TO THE START OF CONSTRUCTION ACTIVITIES, PRESERVE AREAS WITHIN AND ADJOINING THE AREA OF CONSTRUCTION ACTIVITY SHALL BE PROTECTED BY ERECTION OF TREE PROTECTION BARRICADES AND/OR SILT BARRIERS. TREE PROTECTION BARRICADES SHALL MEET THE STANDARDS OF SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT. SILT BARRIERS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE "BEST MANAGEMENT PRACTICE GUIDELINES" AND THE BMP DETAILS SHOWN ON THESE PLANS. THE ENGINEER WILL DETERMINE AND APPROVE THE EXTENT AND TYPE OF PROTECTIVE MEASURES TO BE CONSTRUCTED FOR PROTECTION OF PRESERVE AREAS. THE ENGINEER SHALL BE NOTIFIED WHEN PRESERVE AREA BARRICADES AND BARRIERS ARE IN PLACE.

△ S & D 2nd AMENDMENT, REVISED POOL DECK AREA (10/14/03) BY TES
△ S & D AMENDMENT, REVISED PORTE COCHERE AND PARKING (4/01/03) BY TES
1) REVISED PLANS PER DRC COMMENTS (9/30/02) BY TES 10/01/02

H:\048117.010\CADD\PHASE3\S_AND_D\2nd AMENDMENT\DETAILS\TSD17144.DWG



**Kimley-Horn
and Associates, Inc.**

LAND USE DEVELOPMENT DATA:

PRESENT ZONING PUD
ABUTTING ZONING N - OUR, OUE-1
S - OUR, OUE-1, PCD
E - RRZ
W - OUR

TOTAL SITE: 1039.34± Ac.
PROJECT DENSITY: 1.54 UNITS/ACRE (DOES NOT INCLUDE CITY OF VENICE PARK)

LAND USE: SITE AND DEVELOPMENT, PHASE 3

RIVER CLUB
OPEN SPACE: PHASE 3
RIVER CLUB: PROJECT AREA = 7.45 AC.
IMPERVIOUS COVERAGE PROPOSED = 3.67 AC. (49.3%)

WATER AND SEWER:

WATER:
POTABLE WATER SUPPLY SHALL BE PROVIDED BY THE CITY OF VENICE. FIRE HYDRANT LOCATIONS ARE SHOWN ON THE MASTER UTILITY PLAN. WELL SITES TO BE DEDICATED TO THE CITY OF VENICE AT FINAL PLAT SUBMITTAL.

SEWER:
WASTEWATER COLLECTION AND TREATMENT SHALL BE PROVIDED BY SARASOTA CO. UTILITY. CONNECTIONS TO EXISTING UTILITIES ARE SHOWN ON THE MASTER UTILITY PLAN. ALL UTILITY LINES WILL BE PROVIDED WITH AN EASEMENT FOR THE APPROPRIATE UTILITY DEPARTMENT.

REFUSE COLLECTION:

SOLID WASTE/RECYCLING PICKUP WILL BE PROVIDED BY THE CITY OF VENICE THROUGH: INDIVIDUAL CURBSIDE PICKUP FOR THE MULTI-FAMILY AND SALES CENTER DUMPSTER FOR THE MAINTENANCE AREA

BUILDING DEFINITION:

SEE RIVER CLUB ARCHITECTURAL FLOOR PLAN AND DEFINITIONS ARE PROVIDED UNDER SEPARATE COVER. NO BUILDINGS SHALL BE LOCATED CLOSER THAN (2) TIMES ITS HEIGHT TO A PROJECT PERIMETER BOUNDARY.

EASEMENTS:

EASEMENTS WILL BE PROVIDED FOR THE LIFT STATION AND CITY OF VENICE WATER POTABLE WELL SITE. DRAINAGE EASEMENTS ARE SHOWN ON THE PLANS.

TREE LOCATION:

EXISTING TREES TO BE SAVED WHERE POSSIBLE.

FEMA DESIGNATION

THE SITE IS LOCATED WITHIN FLOOD ZONES A AND C PER FEMA PANEL NOS. 125144 0245D & 0275D. ALL HABITABLE FINISHED FLOOR ELEVATIONS SHALL BE CONSTRUCTED ABOVE THE 100 YEAR FLOOD LEVEL.

STATEMENT OF OWNERSHIP AND UNIFIED CONTROL:

OWNER/DEVELOPER: WCI COMMUNITIES, INC.

"COMMON AREAS" INCLUDING, BUT NOT LIMITED TO, PRIVATE RECREATION AREAS, OPEN SPACE AND LANDSCAPED AREAS, DRAINAGE AREAS, LAKES, ROADWAYS, SANCTUARIES, AND ENTRANCEWAYS SHALL REMAIN UNDER THE UNIFIED OWNERSHIP AND CONTROL OF WCI COMMUNITIES, INC. OR VENETIAN GOLF & RIVER CLUB OWNERS ASSOCIATION.

"THE APPLICANT WILL COMPLY WITH THE REQUIREMENTS OF SECTION 22-142(7) OF THE ZONING CODE BY THE RECORDING OF DEED RESTRICTIONS, CONDOMINIUM DOCUMENTS, OR A SIMILAR INSTRUMENT, ACCEPTABLE TO THE CITY ATTORNEY, PRIOR TO THE SALE OF ANY HOUSING UNIT."

STATEMENT OF STORMWATER CONCURRENCY:

POST-DEVELOPMENT RUNOFF RATE FOR THE 25 YEAR RETURN FREQUENCY 24 HOUR DURATION STORM EVENT DOES NOT EXCEED THE PRE-DEVELOPMENT RUNOFF RATE FROM A 25 YEAR RETURN FREQUENCY 24 HOUR DURATION STORM EVENT.

ADA:

ALL SIDEWALK STREET CROSSINGS AT CURBS, GUTTERS AND INTERSECTIONS SHALL COMPLY WITH THE FLORIDA ACCESSIBILITY CODE.

ENVIRONMENTAL AND SURFACE WATER MANAGEMENT SYSTEM:

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

NOTE:

SITE AND DEVELOPMENT PLAN COMPLIES WITH ALL PUD REZONE REQUIREMENTS AND STIPULATIONS.

"FILE COPY"

AGENCY APPROVALS

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

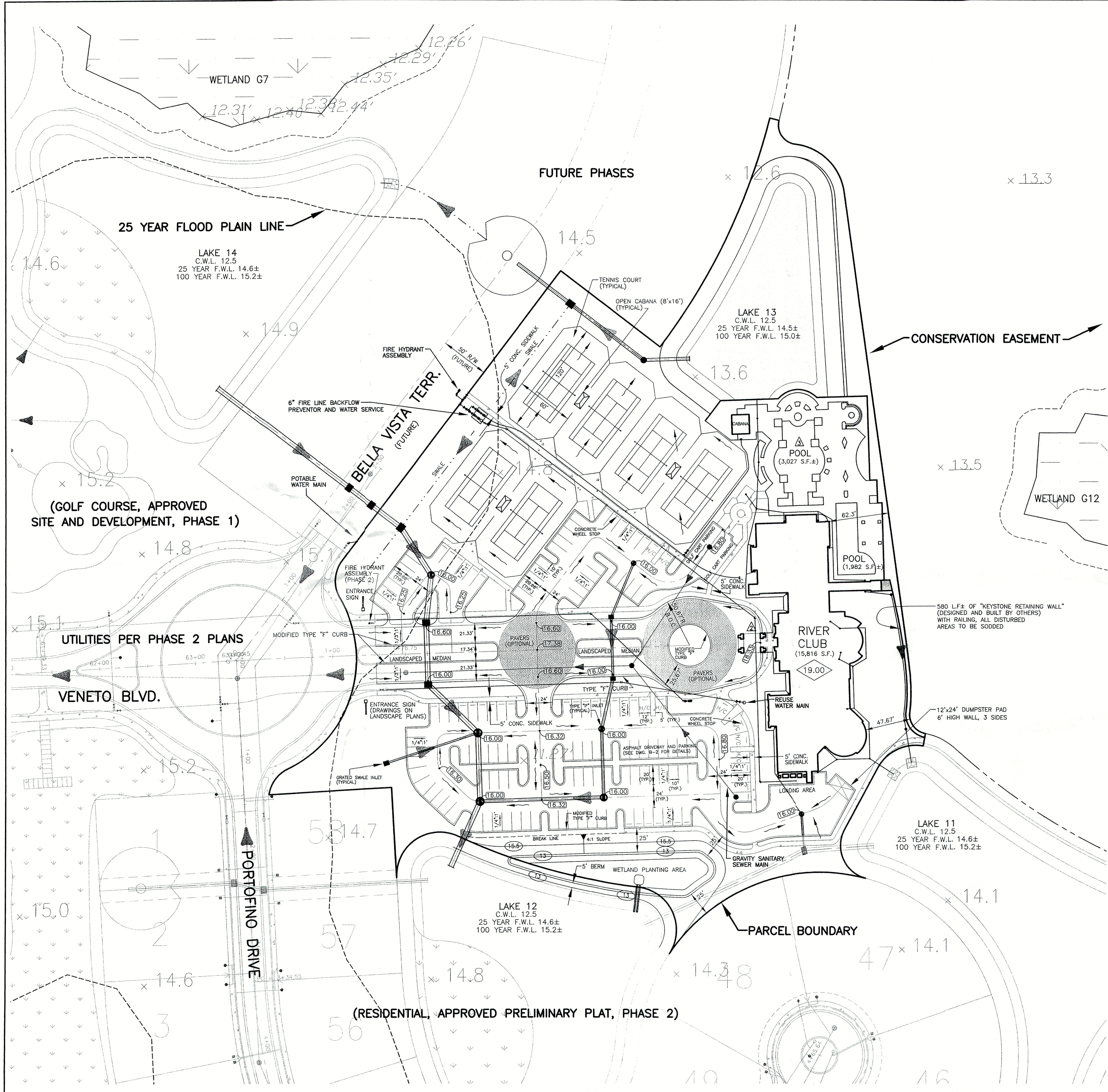
WV
PETER T. VAN BUSKIRK, P.E.
FLA. REGISTERED ENGINEER #38859

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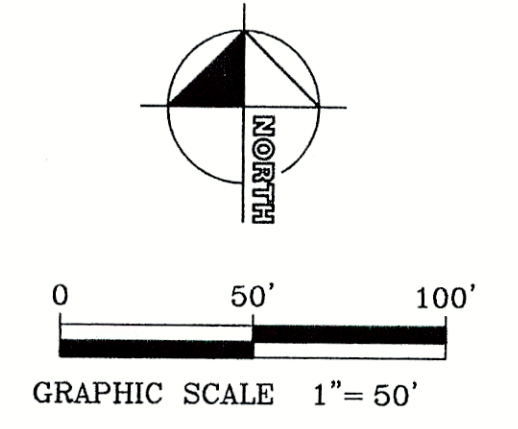
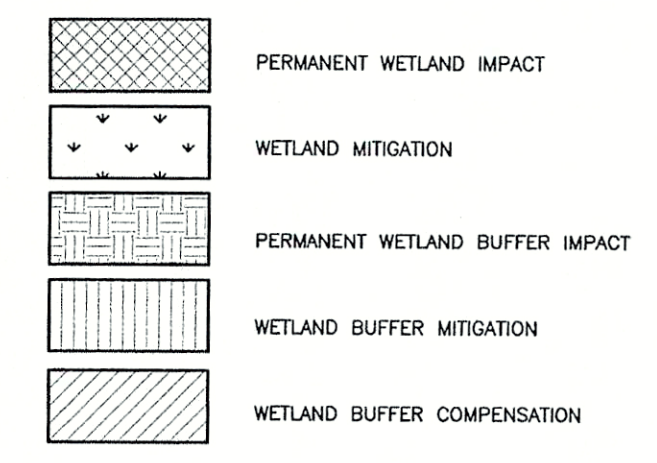
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GROWTH
MANAGEMENT

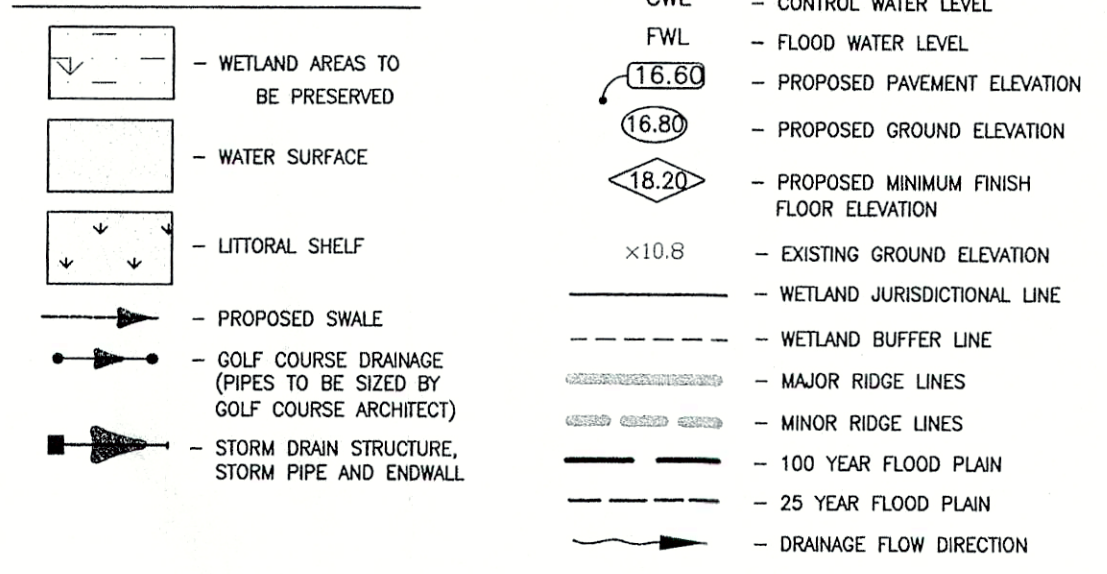
DATE *11/14/03* E.B. NO. 696



HABITAT LEGEND



LEGEND



- NOTES:**
- LAKE CONTROL LINE (L.C.L.) ABUTTING GOLF COURSE ONLY IS A MEANS TO ESTABLISH CONTROL WATER LEVEL LINE (CWL) AND CONSTRUCTION BELOW. SLOPES AND GRADES ABOVE CWL SHALL BE AS DIRECTED BY GOLF COURSE ARCHITECT AND OWNER PROVIDING THAT THESE SLOPES SHALL NOT BE STEEPER THAN 4:1.
 - SOD ALL LAKE SLOPES WITH ARGENTINA BAHIA SOD, EXCEPT THOSE LAKE SLOPES ABUTTING THE GOLF COURSE AREAS. THESE AREAS SHALL BE SPRIGGED ALONG WITH GOLF COURSE. ALL SOD LIMIT LINES SHALL BE FIELD DETERMINED BY OWNER/ GOLF COURSE ARCHITECT/ENGINEER.
 - OWNER MAY STOCKPILE MATERIALS ON-SITE IN FUTURE RESIDENTIAL AREAS OUTSIDE OF PHASE 1 ABOVE THE FINISH FLOOR ELEVATIONS SHOWN ON THESE PLANS.
 - ALL SUMPS TO BE SODDED FROM C.W.L. TO 2' BEYOND T.O.B.
 - ALL COMMERCIAL BUILDINGS, INCLUDING FUTURE EXPANSION AREA, IF ANY, WILL BE SPRINKLERED.

- NOTES: GOLF COURSE DRAINAGE**
- ALL SURFACE DRAINAGE SHALL BE ROUTED VIA SWALES/PIPING TO THE DRAINAGE INLETS/LAKES LOCATED WITHIN THE GOLF CORRIDOR SHOWN HEREON.
 - SWALES/PIPING SHALL PROVIDE POSITIVE DRAINAGE FLOW TOWARDS DRAINAGE INLETS/LAKES.
 - GOLF CART PATH SHALL NOT IMPEDE SURFACE FLOW.
 - COORDINATE SWALE/PIPE ROUTING WITH GOLF COURSE ARCHITECT AND ENGINEER.

- NOTE:**
- UTILITY, DRAINAGE, STREETS AND SIDEWALK ITEMS SHOWN HEREON ARE INCLUDED IN THE VENETIAN GOLF & RIVER CLUB, PRELIMINARY PLAT PHASE 1 AND 2 AND ARE SHOWN HERE FOR PURPOSES OF CLARITY.

PARKING TABULATION:

BUILDING TYPE AND REQUIREMENT	SPACES PROVIDED	SPACES REQUIRED
RIVER CLUB (15,893 SQ.FT., TOTAL) (1 SPACE PER 200 SQ. FT.)	122	80
TENNIS COURTS (6)	12	-
TOTAL	134*	80

* PLUS AN ADDITIONAL 15 CART PARKING SPACES

E.B. NO. 696
 FOR: CITY OF VENICE/SITE AND DEVELOPMENT PLANS
 VENETIAN GOLF & RIVER CLUB, PHASE 3
 RIVER CLUB SITE PLAN DETAIL
 DATE:

Kimley-Horn
 and Associates, Inc.
 6888 POTTER PARK DRIVE
 SANABOTA, FLORIDA 34288
 TEL: (813) 922-8100
 FAX: (813) 922-8100
 PROJECT NO. 04811704
 SCALE: 1" = 50'
 DRAWN BY: TES
 CHECKED BY: CA
 PROJECT: VENETIAN GOLF & RIVER CLUB, PHASE 3
 DATE: 8/7/03

NO.	REVISION	DATE	BY
1	REV. PER DRC COMMENTS	10/01/02	TES
2	REV. PER DRC COMMENTS	4/01/03	TES
3	REV. PER DRC COMMENTS	10/17/03	TES

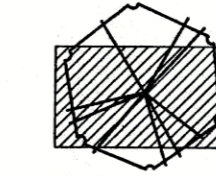
This document, together with the concepts and drawings herein, is prepared for the use of the City of Venice, Florida, and is not to be used for any other purpose without the written authorization of Kimley-Horn and Associates, Inc.

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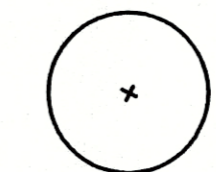
VENETIAN GOLF & RIVER CLUB

River Club Landscape Requirements

REQUIRED LANDSCAPING



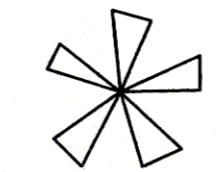
Required Parking Lot Trees - 3" Caliper Oak Tree - 15 Required
 1440 s.f. of Landscape Area Required
 33 Parking Lot Trees Provided - 3" Caliper Live Oaks
 Minimum of 3300 s.f. of Low Shrubs and/or Ground-Cover Provided.
 Such as but not limited to, Indian Hawthorn and Parson's Juniper.



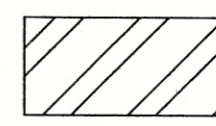
Required Parking Lot Buffer Trees - 3" Caliper Live Oak Tree - 20 Required
 25 Provided



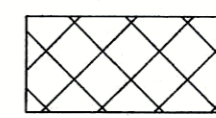
Required Parking Lot Buffer Shrubs - 3' Minimum Height - 332
 Such as but not limited to, Sweet Viburnum and Awabuki Viburnum.
 400 Provided



13 Median Trees - Palm Trees such as but not limited to, Date Palms
 Sylvester Palms, Washingtonia Palms and Sabal Palms



Median Plantings, 2400 S.F., Consisting of Low Shrubs and/or Ground-Covers
 Such as but not limited to, Indian Hawthorn and Parson's Juniper.

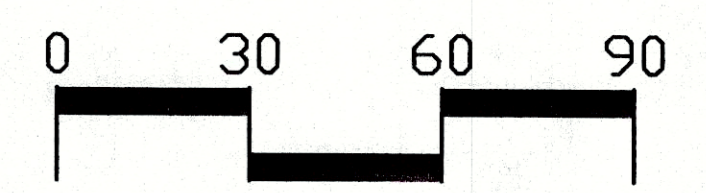


Native Area Planting
 Such as but not limited to:
 Herbaceous: Sand Cord Grass, Pickerel Weed, and Iris.
 Shrubs: Walter's Viburnum, Virginia Willow, and Simpson's Stopper
 Trees: Pond Cypress, Loblolly Bay, and Long Leaf Pine

NOTES:

THESE DRAWINGS REPRESENT THE MINIMUM TO MEET CODE, THE FINAL DESIGN WILL MEET OR EXCEED CODE. THIS DRAWING IS DONE IN ORDER TO DEMONSTRATE THAT CODE WILL BE MET, WHILE NOT LIMITING THE CREATIVITY OF THE DESIGNER.

ALL TREES AND SHRUBS ARE TO BE A MINIMUM OF FLORIDA #1 AS DEFINED IN THE "GRADES AND STANDARDS FOR FLORIDA NURSERY PLANTS" AND MUST FOLLOW THE SPECIFICATIONS ON THE ACCOMPANYING SHEET. IRRIGATION IS TO BE 100% HEAD TO HEAD COVERAGE, INCORPORATING DRIP OR LOW VOLUME HEADS WHERE POSSIBLE.



Scale 1" = 30'

LAKE 13

LAKE 11

LAKE 12

Roger A. Arman
 Roger A. Arman, ASLA
 FL Registered Landscape Architect, 1471
 11-4-03
 DATE

Engineer



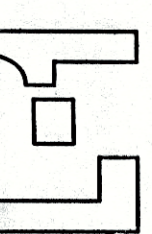
**Kimley-Horn
 and Associates, Inc.**

SUITE 100
 8596 POTTER PARK DRIVE
 SARASOTA, FLORIDA 34238
 (941) 922-8187

Developer



2020 CLUBHOUSE DRIVE, SUN CITY CENTER, FLORIDA, 33573
 813-634-3311



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ENTRY SIGN

ENTRY SIGN