

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:**
VENICE LAKES APARTMENTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PARKING LOTS AND DRIVE AISLES. VENICE LAKES APARTMENTS 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 # 1211SC0244F, REVISED NOVEMBER 4, 2016.

SITE COVERAGE/DENSITY (PHASE 1):		SITE COVERAGE/DENSITY (PHASE 2):	
PHASE 1 SITE COVERAGE	3.90 AC (26.3%)	PHASE 2 SITE COVERAGE	3.12 AC (23.9%)
BUILDINGS:	5.86 AC (39.0%)	BUILDINGS:	5.49 AC (41.9%)
DRIVEWAYS, SIDEWALKS:	5.09 AC (34.3%)	DRIVEWAYS, SIDEWALKS:	4.49 AC (34.3%)
GREEN SPACE:	14.85 AC (100.0%)	GREEN SPACE:	13.10 AC (100.0%)
TOTAL ACREAGE:		TOTAL ACREAGE:	
PHASE 1 DENSITY	493,491 SF = 11.33 AC	PHASE 2 DENSITY	400,902 SF = 9.20 AC
GROSS FLOOR AREA:	0.76	GROSS FLOOR AREA:	0.70
DENSITY:		DENSITY:	

- 8. MINIMUM SETBACKS:**
FRONT YARD: 20'-0"
SIDE YARD: 5'-0"
REAR YARD: 10'-0"
ACCESSORY STRUCTURE: 5'-0"

- 9. BUILDING DATA:**
MAXIMUM RESIDENTIAL BUILDING HEIGHT SHALL BE UP TO 42 FT (VARIANCE PETITION NO. 19-38-V2).
BUILDING HEIGHT REFERS TO THE MAXIMUM VERTICAL DISTANCE MEASURED FROM THE FOLLOWING BENCHMARKS:
A. FEMA FIRST HABITABLE FLOOR REQUIREMENT. THIS PROPERTY IS NOT IN A DESIGNATED FEMA FLOOD ZONE. AS SUCH, THIS BENCHMARK DOES NOT APPLY TO THE SUBJECT PROJECT.
B. 18 INCHES ABOVE THE FDEP REQUIREMENT FOR THE FIRST HABITABLE FLOOR STRUCTURAL SUPPORT. THIS BENCHMARK DOES NOT APPLY TO THIS PROJECT.
C. 18 INCHES ABOVE THE AVERAGE CROWN ELEVATION OF THE ADJACENT ROADWAY. THE ADJACENT ROADWAY TO THE SUBJECT SITE IS LAUREL RD WHICH AN AVERAGE CROWN ELEVATION WITHIN THIS AREA OF APPROXIMATELY 16.5 FT (NGVD29); RESULTING IN A BUILDING HEIGHT BENCHMARK OF 18.0 FT (NGVD29). THIS BENCHMARK IS MOST APPROPRIATE FOR THIS SITE.
D. THE AVERAGE NATURAL GRADE UNALTERED BY HUMAN INTERVENTION. THAT GRADE IS APPROXIMATELY 14.5 FT (NGVD29). THIS BENCHMARK IS NOT APPROPRIATE FOR THIS SITE AS THE FFE OF THE BUILDING HAS TO BE BUILT UP TO AT LEAST MEET GRADES OF ADJACENT DEVELOPMENTS AND THE ADJACENT ROADWAY.
USING BENCHMARK "C" AND THE GCCF PUD DESIGN STANDARD, THE MAXIMUM ALLOWABLE BUILDING ELEVATION IS 60 FT NGVD29 (18 FT, NGVD29 + 42 FT).

- 10. PARKING CALCULATIONS**
REQUIRED PARKING PHASE 1: 2 SPACES PER UNIT x 335 UNITS = 670 SPACES REQUIRED
REQUIRED PARKING PHASE 2: 2 SPACES PER UNIT x 330 UNITS = 660 SPACES REQUIRED
1,330 TOTAL SPACES REQUIRED

Parking Type	Phase 1	Phase 2	Total
Surface	300	454	754
Stand-Alone Garage	66	66	132
Town Home Garage	72	24	96
Large Bldg Garage	24	0	24
Handicap	13	12	25
Total	575	556	1,131

- 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 TOSCANA VISTARA OF VENICE. THE MAXIMUM ALLOWABLE IMPERVIOUS AREA FOR VENICE LAKES APARTMENTS IS 80%. PROPOSED IMPERVIOUS AREA FOR VENICE LAKES APARTMENTS 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 OFFSITE SO THAT THE EXACT LOCATION OF ALL UTILITIES CAN BE DETERMINED.
D. ANY WELLS DISCOVERED DURING EARTH MOVING, EXCAVATION OR CONSTRUCTION MUST BE REPORTED TO THE ENVIRONMENTAL ENGINEERING DEPARTMENT WITHIN 24 HOURS OF DISCOVERY. IF SAID WELL HAS NO USE IT SHALL BE PLUGGED BY A LICENSED WELL DRILLING CONTRACTOR IN AN APPROVED MANNER.
E. ALL UTILITIES INCLUDING TELEPHONE, TELEVISION CABLE AND ELECTRICAL SYSTEMS SHALL BE INSTALLED UNDERGROUND.
F. ALL IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST VERSION OF THE CITY OF VENICE STANDARDS DETAILS.

- 15. UTILITY PROVIDERS:**

SEWER	ELECTRICITY	TELEPHONE / CATV	TELEPHONE / CATV	TECO PEOPLES GAS	WATER
SARASOTA COUNTY	FLORIDA POWER & LIGHT	COMCAST	FRONTIER	P.O. BOX 2662	CITY OF VENICE
1001 SARASOTA CENTER BLVD.	5678 S. MONTOSH RD.	5205 FRUITVILLE ROAD	1859 U.S. 41 BYPASS SOUTH	TAMPA, FL 33601	200 WARFIELD AVE.
(941) 861-6790	SARASOTA, FL 34233	SARASOTA, FLORIDA 34240	VENICE, FL 34293	(813) 275-3700	VENICE, FL 34285
(941) 861-0653 fax	(941) 927-4218	(941) 906-6719	(941) 952-5793 fax	(817) 832-6747	(941) 480-3333

- 16. CITY OF VENICE REQUIRED NOTES:**
 - ALL WORK CONDUCTED IN THE CITY OF VENICE RIGHT-OF-WAY (ROW) WILL REQUIRE ISSUANCE OF A RIGHT-OF-WAY USE PERMIT.
 - ALL WORK CONDUCTED IN SARASOTA COUNTY AND/OR FDOT ROW SHALL REQUIRE A COPY OF THE ISSUED PERMITS.
 - TREE REMOVAL PERMIT MUST BE OBTAINED FROM CITY OF VENICE.
 - POST DEVELOPMENT RUNOFF DOES NOT EXCEED PRE-DEVELOPMENT RUNOFF VOLUME OR RATE FOR A 24-HOUR, 25-YEAR STORM EVENT.
 - ALL FIRE SERVICE BACKFLOW ASSEMBLIES SHALL BE INSTALLED BY A CERTIFIED CONTRACTOR WITH A CLASS 1, 11 OR V CERTIFICATE OF COMPETENCY ISSUED BY THE STATE FIRE MARSHALL AS PER F.S. 633.521.
 - CONSTRUCTION SITE MUST BE POSTED WITH 24-HOUR CONTACT INFORMATION.
 - ALL UTILITIES, WHETHER PUBLIC OR PRIVATE, SHALL MEET CITY OF VENICE STANDARDS FOR WATER AND SARASOTA COUNTY STANDARDS FOR SEWER.
 - CONTACT PUBLIC WORKS SOLID WASTE DIVISION (941) 486-2422, FOR APPROVAL OF DUMPSTER LOCATION AND LAYOUT PRIOR TO CONSTRUCTION.

- 17. VERTICAL DATUM:** THE CONTOURS, AND ELEVATIONS WITHIN THESE PLANS ARE IN NGVD 1929 DATUM.
 - TOPOGRAPHIC SURVEY ELEVATIONS REFER TO NORTH AMERICAN VERTICAL DATUM (NAVD) OF 1988 AND WERE CONVERTED TO NGVD 1929 DATUM FOR CONSISTENCY WITH THE DATUM USED IN THE ICFR DRAINAGE MODEL.
 - CONTROL MONUMENT ARE BASED ON NATIONAL GEODETIC SURVEY (NGS) BENCHMARK "N 899" (PID DL2714), A FOUND ALUMINUM DISK STAMPED (N 699 2007), HAVING A PUBLISHED ELEVATION OF 13.37' NAVD 1988 (14.485' NGVD 1929) AND NATIONAL GEODETIC SURVEY (NGS) BENCHMARK "E 727" (PID DMS042), A FOUND ALUMINUM DISK STAMPED (E 727 2009), HAVING A PUBLISHED ELEVATION OF 14.20' NAVD 1988 (15.315' NGVD 1929)
 - CONVERSION FROM NAVD 1988 TO NGVD 1929 USING VERTCON (HTTP://WWW.NGS.NOAA.GOV/CGI-BIN/VERTCON/VERT_CON.PRL), BASED ON LATITUDE: 27°07'47.9"N, AND LONGITUDE: 82°23'30.4"W, RESULTS IN A VERTICAL SHIFT OF +1.115 FT.

SITE & DEVELOPMENT PLANS
FOR

VISTERA OF VENICE MULTI-FAMILY

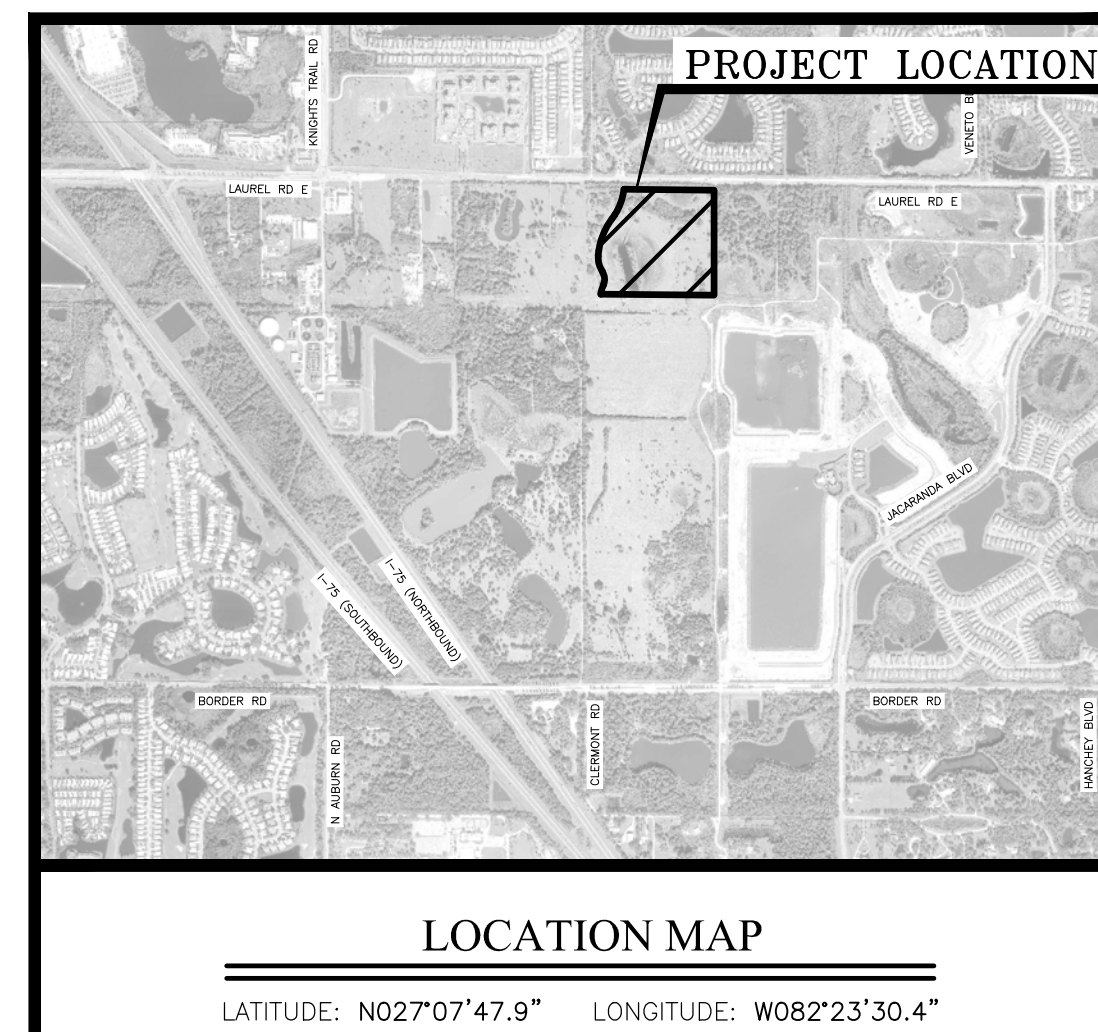
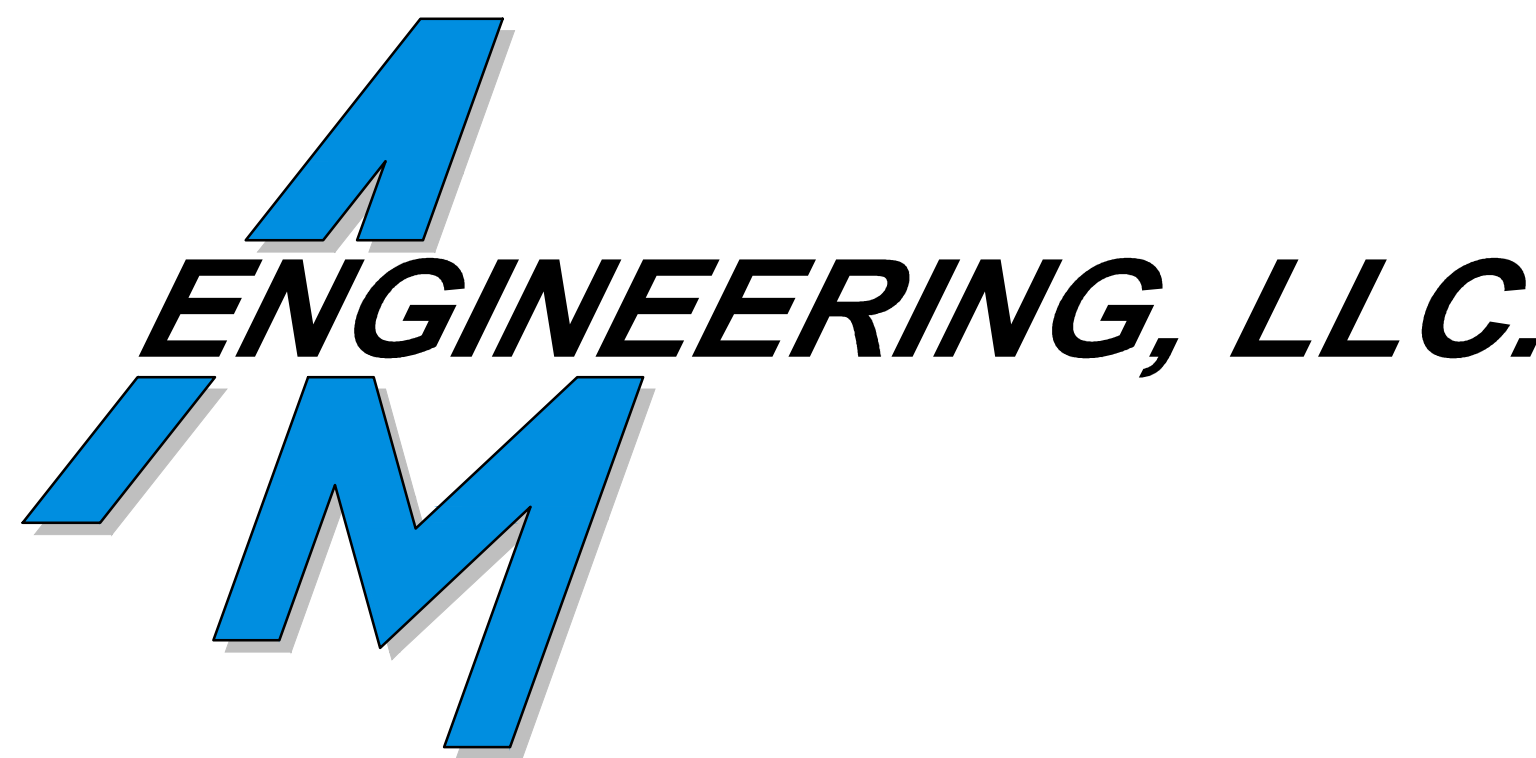
TOTAL SITE IS A 665 UNIT APARTMENT DEVELOPMENT
WITHIN A PLANNED UNIT DEVELOPMENT DISTRICT (GCCF PUD)
SECTION 34, TOWNSHIP 38 SOUTH, RANGE 19 EAST

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

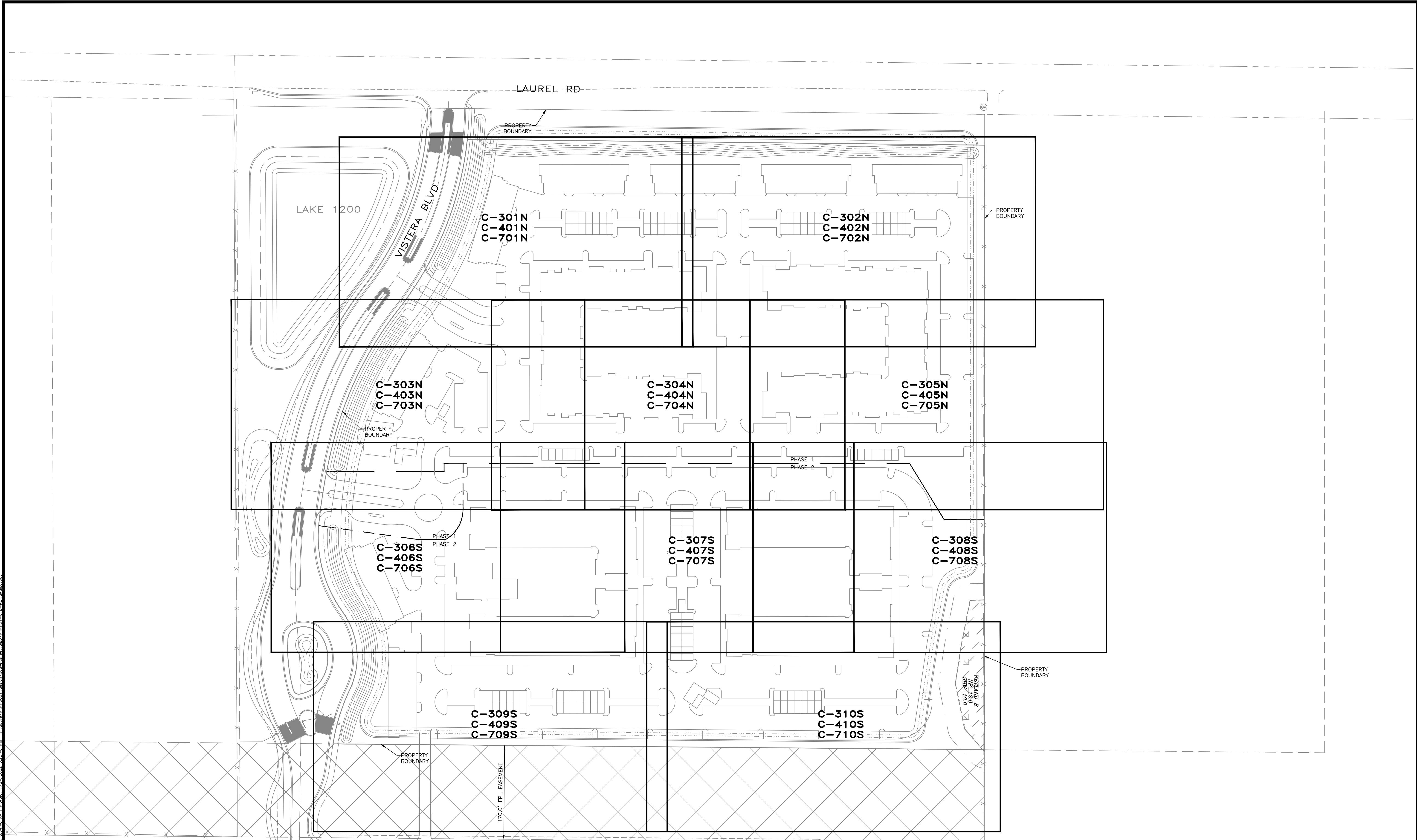
ENGINEER/SURVEYOR:
AM ENGINEERING, LLC.
8340 CONSUMER COURT
SARASOTA, FLORIDA 34240
(941) 377-9178
CERTIFICATE OF AUTHORIZATION No. 33105
LICENSED BUSINESS No. 4334

INDEX TO SHEETS

SHEET NO.	DESCRIPTION
C-100	COVER
C-101	KEY SHEET
C-201N - C-202S	EXISTING CONDITIONS PLAN
C-300	MASTER SITE PLAN
C-301N - C-310S	SITE PLAN
C-400	MASTER DRAINAGE PLAN
C-401N - C-410S	PAVING, GRADING AND DRAINAGE PLAN
C-700	MASTER UTILITY PLAN
C-701N - C-710S	UTILITY PLAN



REVISIONS		
BY	DATE	DESCRIPTION
CD	12/15/21	△ REVISED PER CITY S&D COMMENTS



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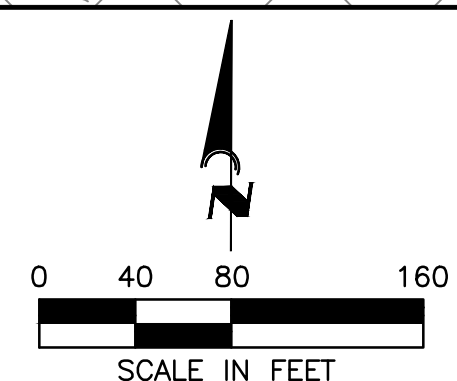
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 CA #33105 | LB #4334



CLIENT: **NRP GROUP, LLC**

PROJECT: **VISTERA OF VENICE MULTI-FAMILY**

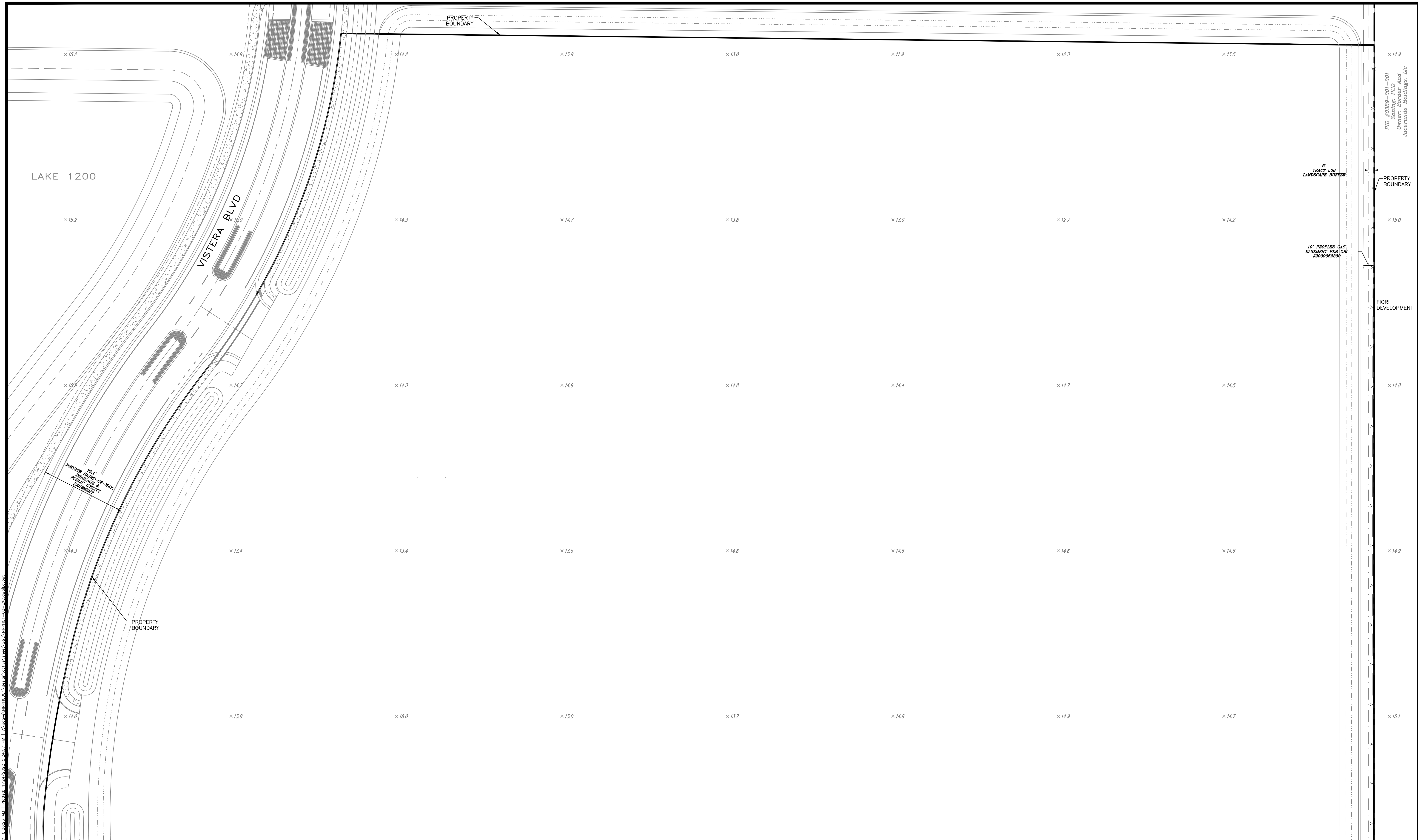
KEY SHEET

HORIZONTAL SCALE:	1"=80'
VERTICAL SCALE:	N/A
VERTICAL DATUM:	NGVD 29
PROJECT NUMBER:	NRPH0001
SHEET NUMBER:	C-101

PROJECT ENGINEER:

BOBBI R. CLAYBROOKE, PE DATE: **01/25/22**
 FLORIDA P.E. No. 90804

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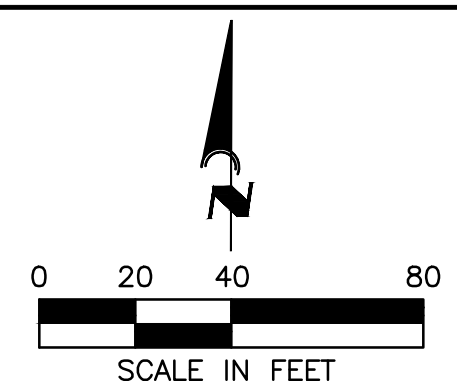
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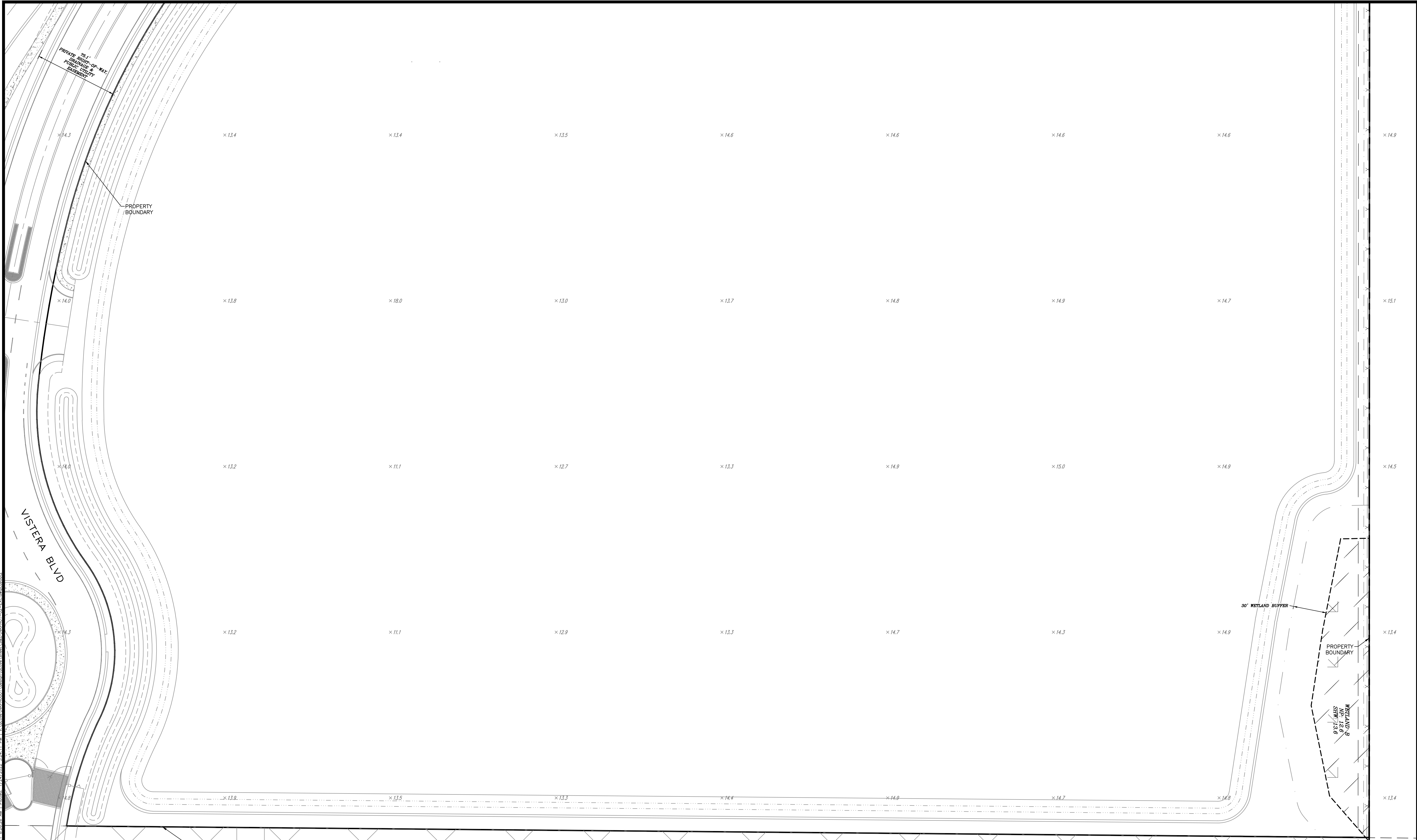
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CLIENT: NRP GROUP, LLC
 PROJECT: VISTERA OF VENICE MULTI-FAMILY
 TITLE: EXISTING CONDITIONS PLAN

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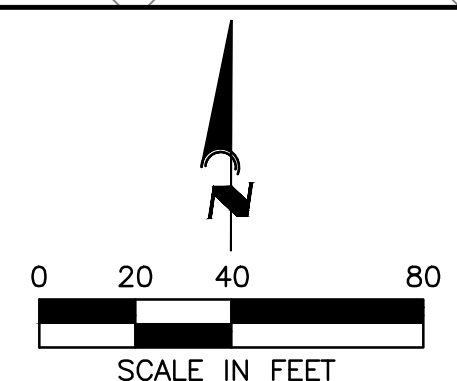
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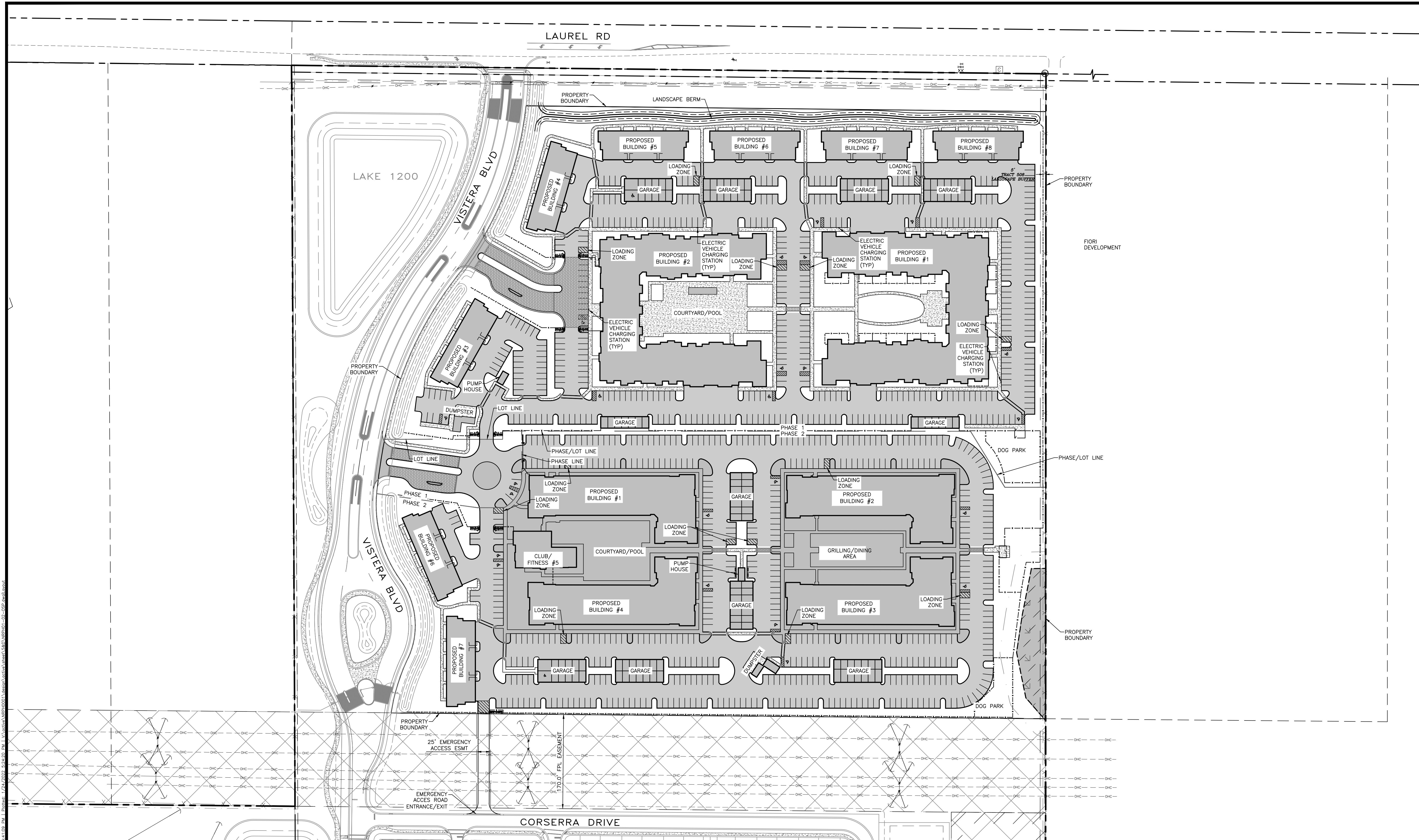


CLIENT: NRP GROUP, LLC
 PROJECT: VISTERA OF VENICE MULTI-FAMILY
 SHEET: EXISTING CONDITIONS PLAN

HORIZONTAL SCALE:	1" = 40'
VERTICAL SCALE:	N/A
VERTICAL DATUM:	NGVD 29
PROJECT NUMBER:	NRPH0001
SHEET NUMBER:	C-202S

PROJECT ENGINEER:
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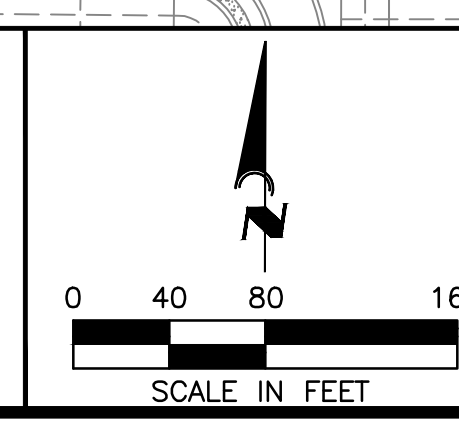
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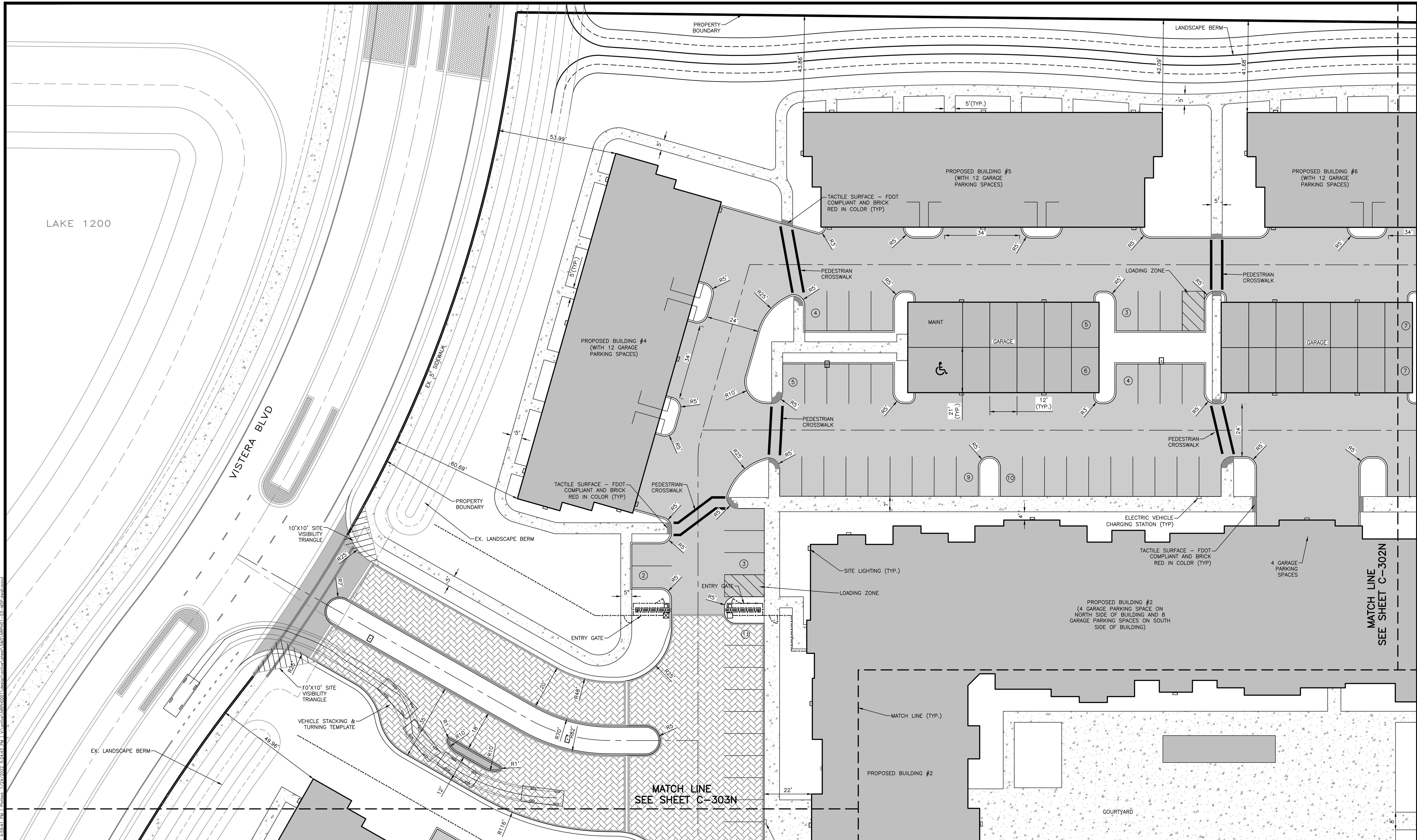
NRP GROUP, LLC

VISTERRA OF VENICE MULTI-FAMILY

MASTER SITE PLAN

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VERTICAL SCALE:	N/A
VERTICAL DATUM:	NGVD 29
PROJECT NUMBER:	NRPH0001
SHEET NUMBER:	C-300

BOBBI R. CLAYBROOKE, PE 01/25/22
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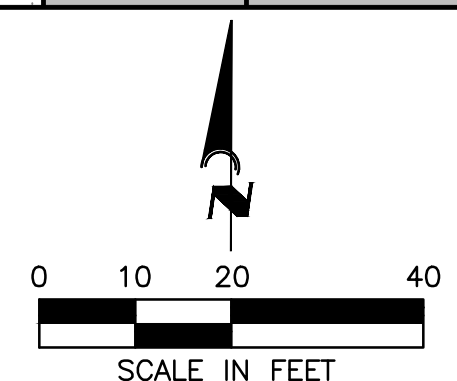
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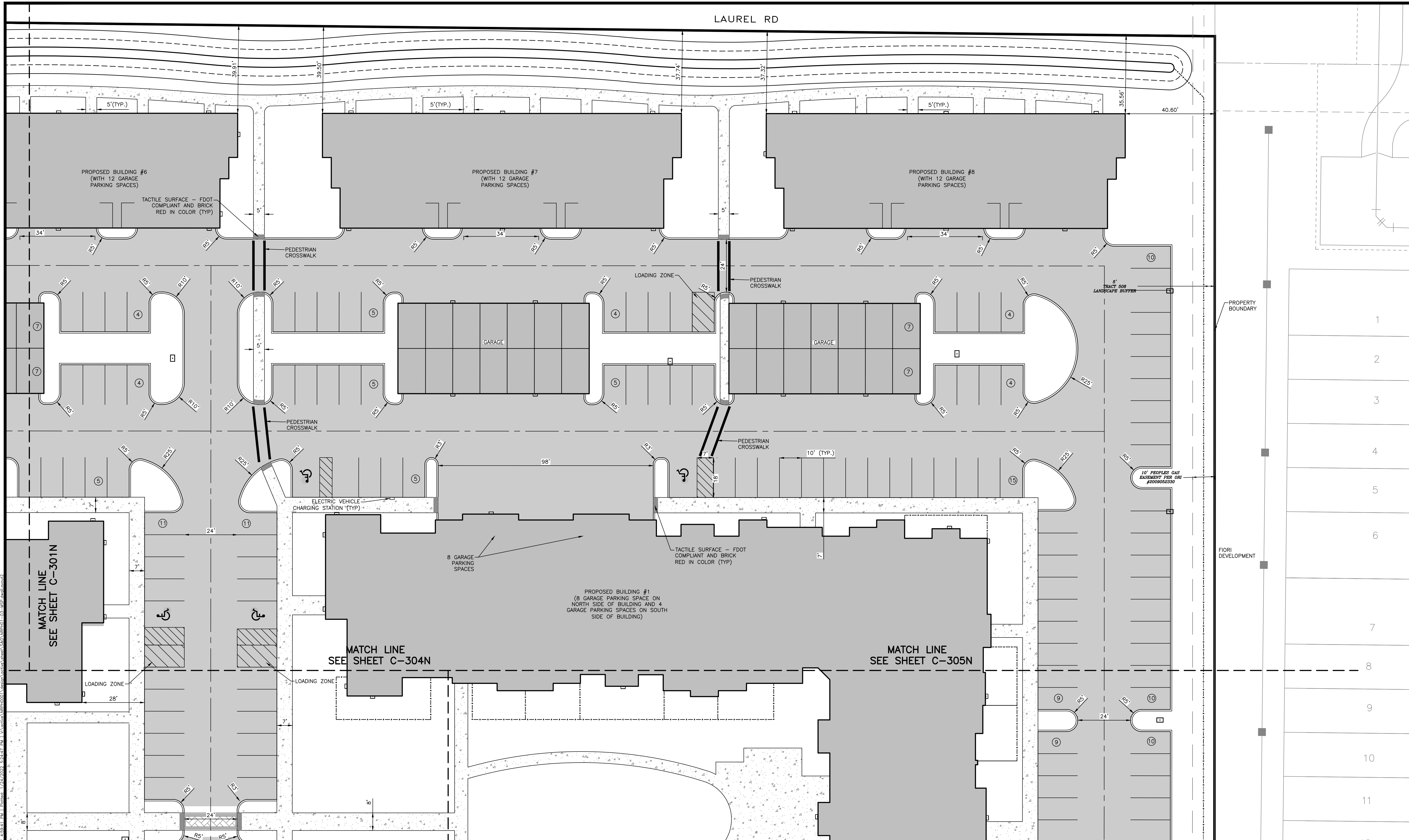
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CLIENT: **NRP GROUP, LLC**
 PROJECT: **VISTERA OF VENICE MULTI-FAMILY**
 SHEET: **SITE PLAN**

HORIZONTAL SCALE:	1"=20'
VERTICAL SCALE:	N/A
VERTICAL DATUM:	NGVD 29
PROJECT NUMBER:	NRPH0001
SHEET NUMBER:	C-301N

PROJECT ENGINEER:
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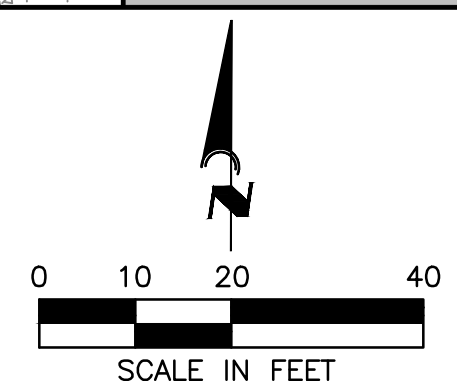
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PROJECT: **NRP GROUP, LLC**

PROJECT: **VISTERA OF VENICE MULTI-FAMILY**

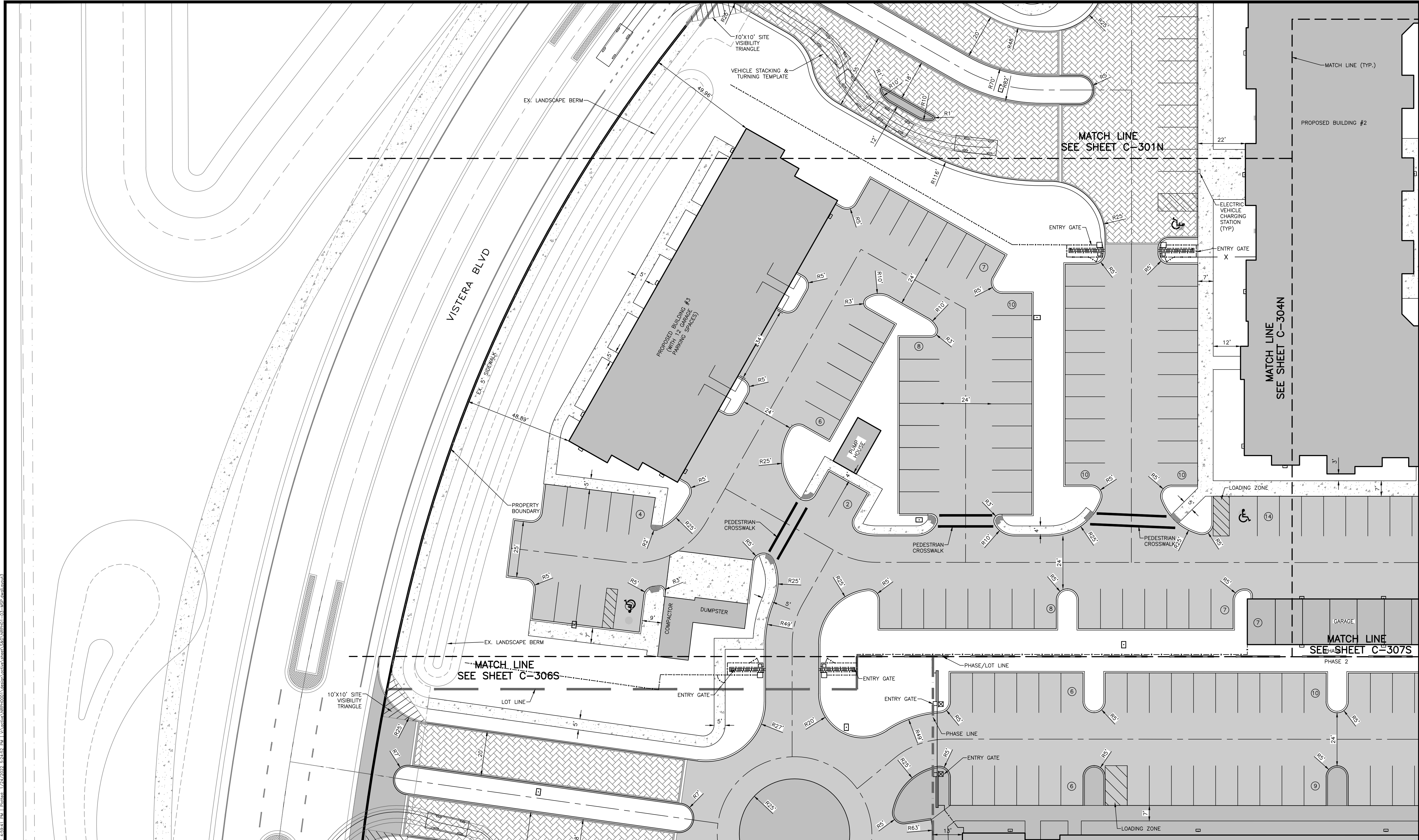
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PROJECT NUMBER:	NRPH0001
SHEET NUMBER:	C-302N

PROJECT ENGINEER:

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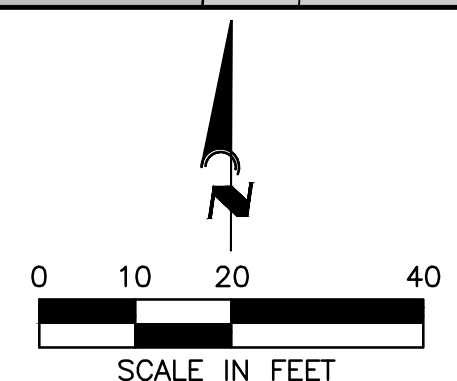
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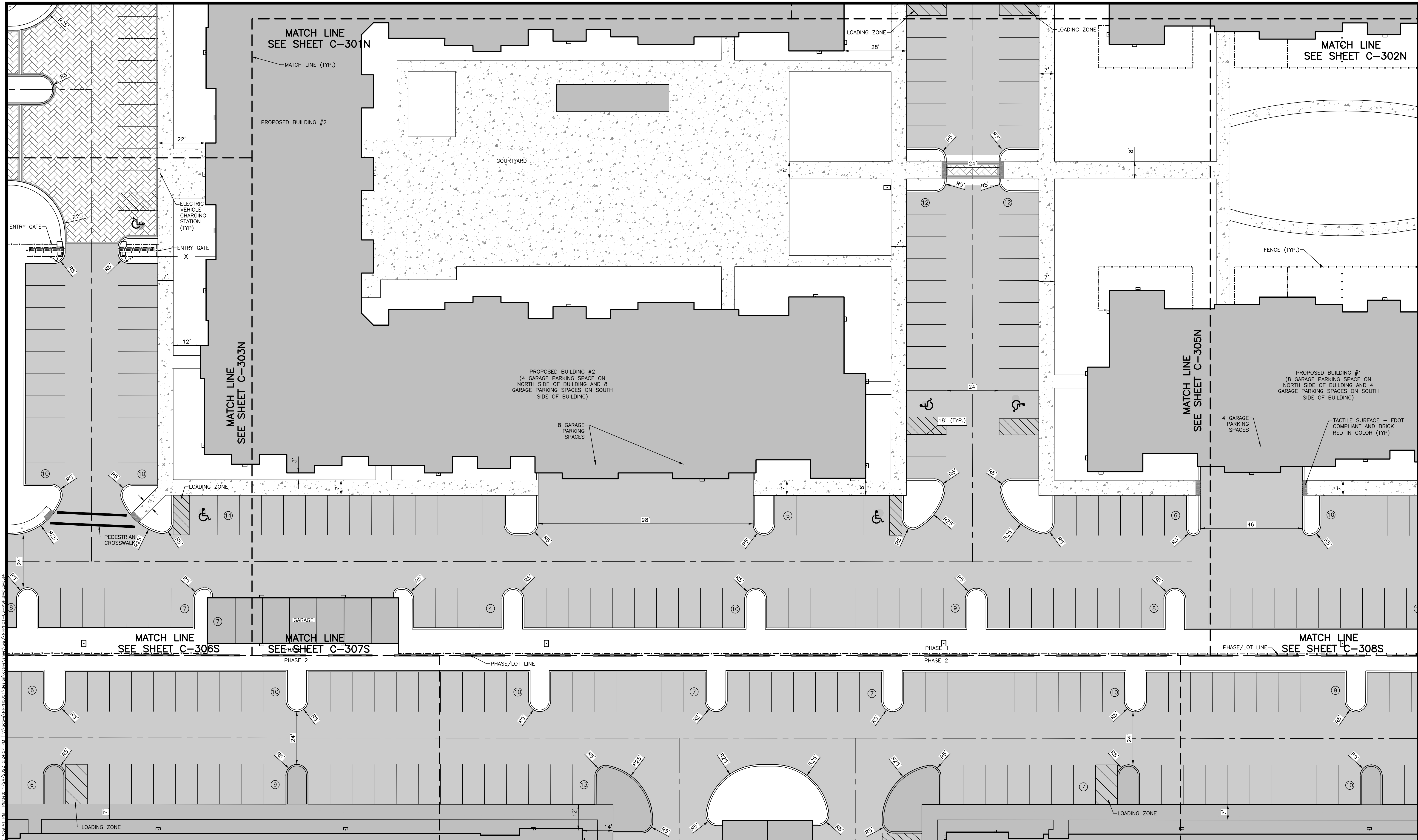
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VISTERA OF VENICE MULTI-FAMILY
 SHEET NUMBER: **SITE PLAN**

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SHEET NUMBER:	C-303N

PROJECT ENGINEER: **BOBBI R. CLAYBROOKE, PE** 01/25/22
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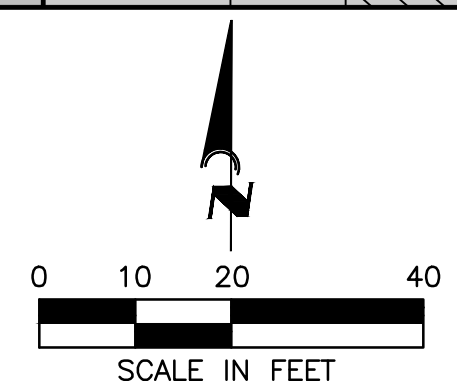
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PROJECT: **NRP GROUP, LLC**

PROJECT: **VISTERA OF VENICE MULTI-FAMILY**

PROJECT: **SITE PLAN**

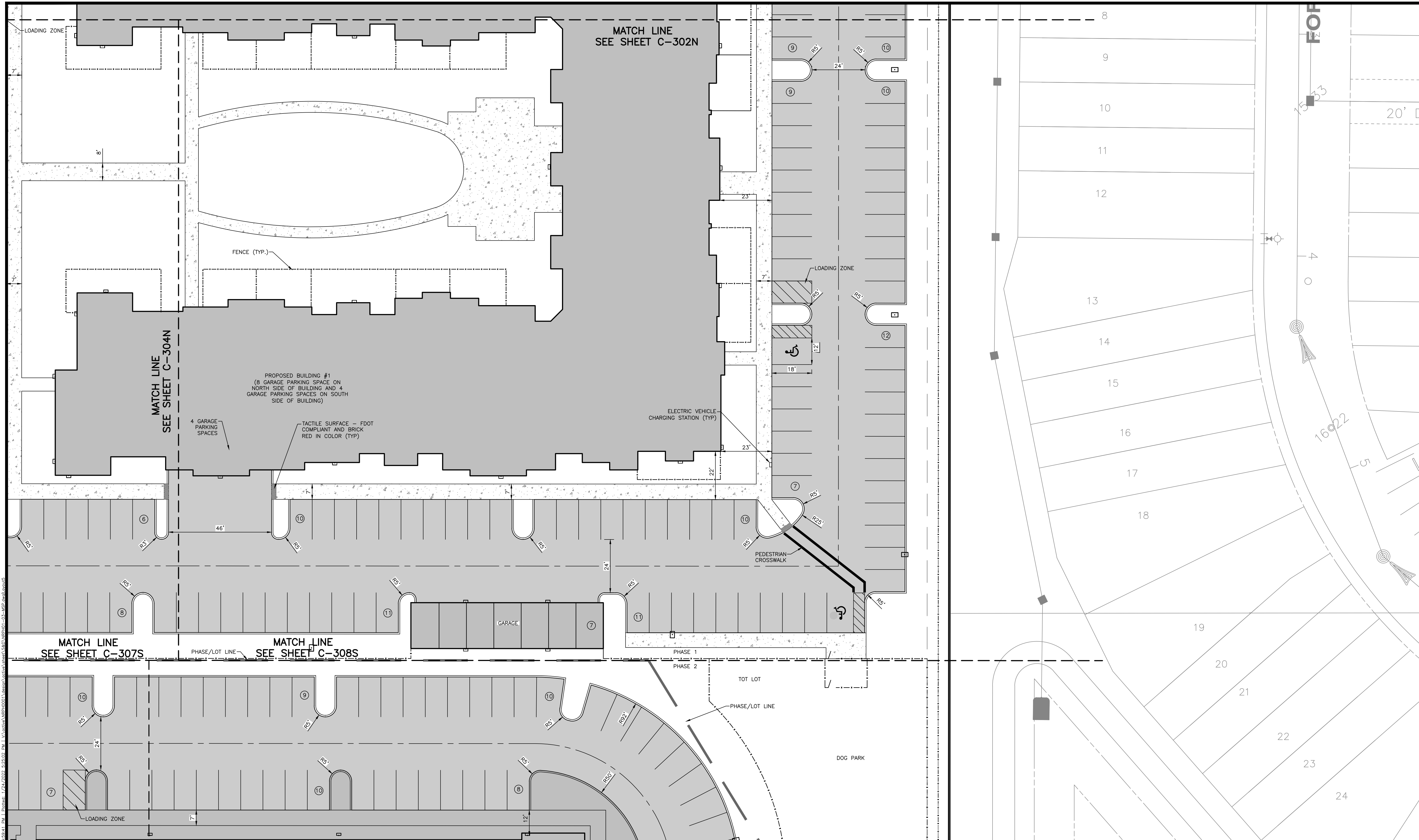
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PROJECT NUMBER:	NRPH0001
SHEET NUMBER:	C-304N

PROJECT ENGINEER:

BOBBI R. CLAYBROOKE, PE **01/25/22**

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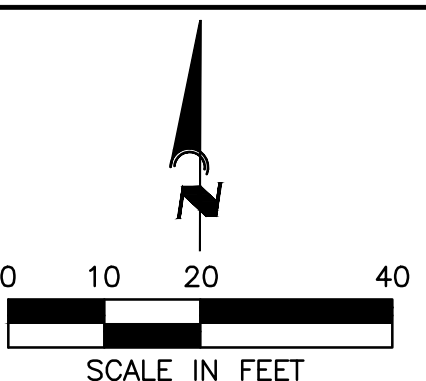
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PROJECT: NRP GROUP, LLC

PROJECT: VISTERA OF VENICE MULTI-FAMILY

PROJECT NUMBER: NRPH0001

SHEET NUMBER: C-305N

SITE PLAN

HORIZONTAL SCALE: 1"=20'

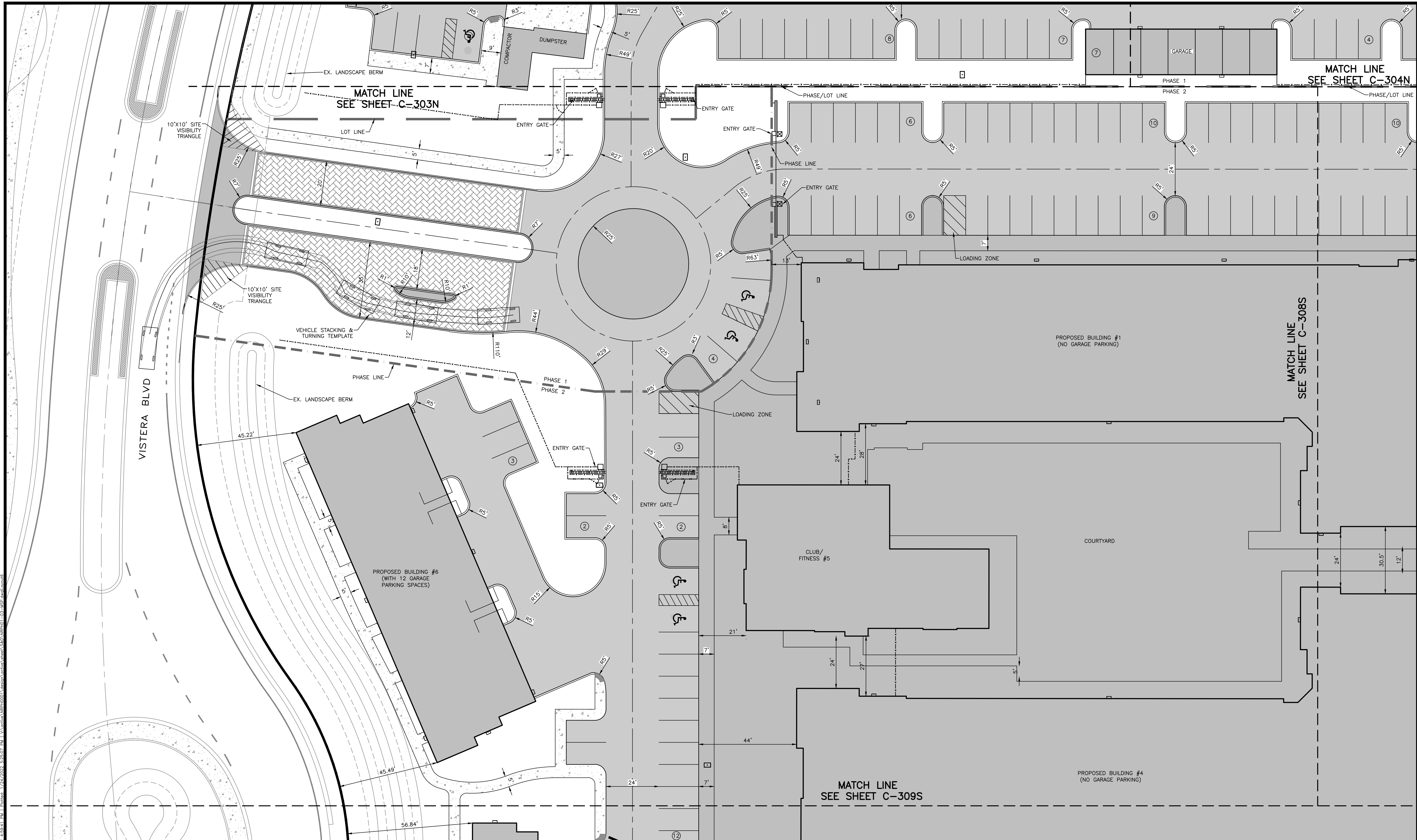
VERTICAL SCALE: N/A

VERTICAL DATUM: NGVD 29

PROJECT ENGINEER: BOBBI R. CLAYBROOKE, PE

DATE: 01/25/22

FLORIDA P.E. No. 90804



REV. No.	REV. DATE	REVISION DESCRIPTION	BY
1	12/15/21	REVISED PER CITY S&D COMMENTS	CD

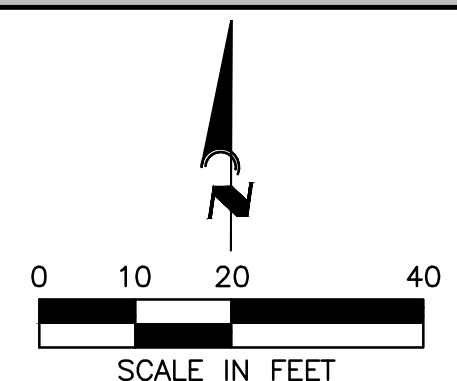
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 THE CONTRACTOR SHALL NOTIFY "SUNSHINE STATE ONE-CALL CENTER" AND ALL OTHER UTILITIES FOR LOCATION OF EXISTING FACILITIES PRIOR TO BEGINNING CONSTRUCTION.

ISSUE DATE: 01/19/22
 ISSUE DESCRIPTION: 100% DD
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NRP GROUP, LLC

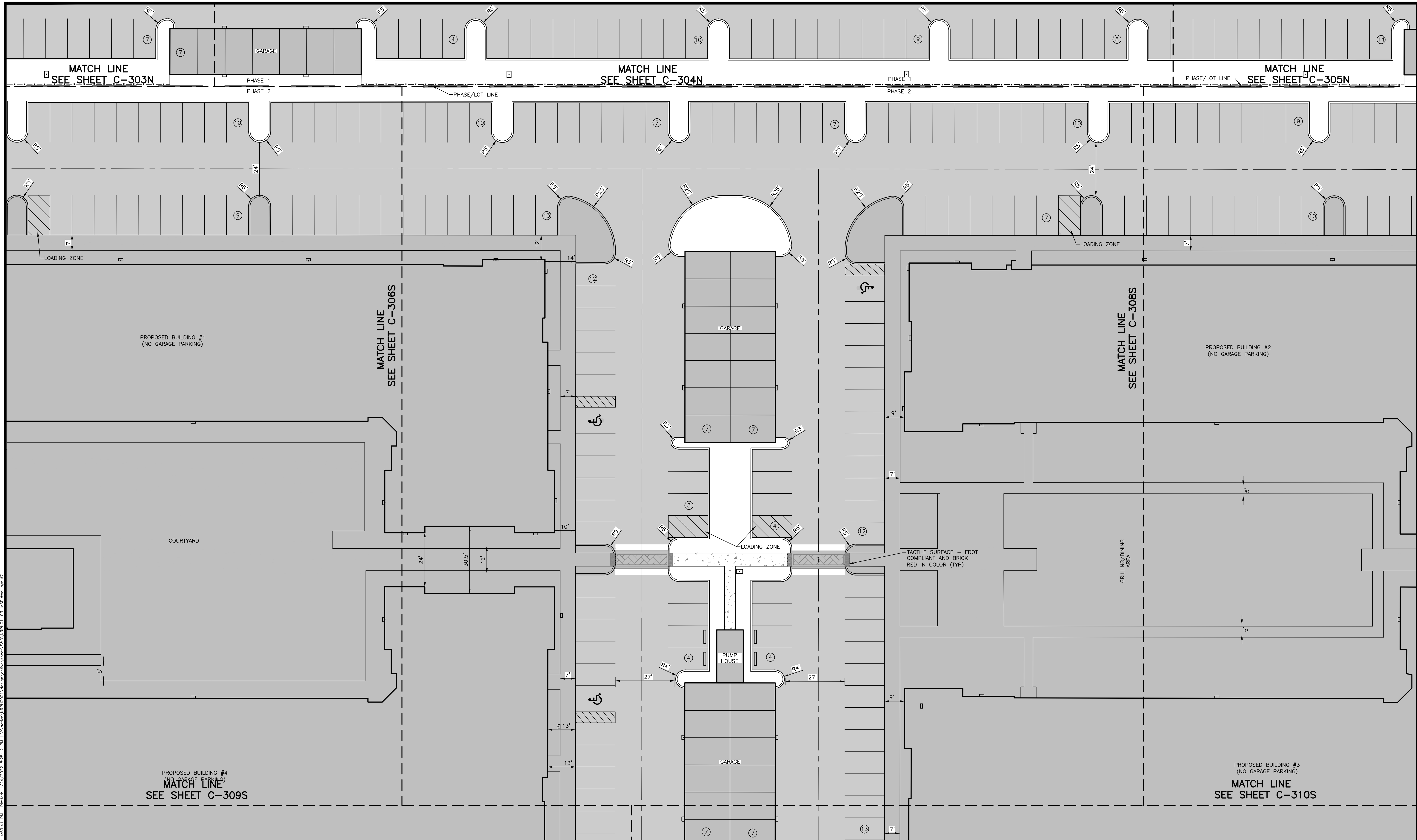
VISTERA OF VENICE MULTI-FAMILY

SITE PLAN

HORIZONTAL SCALE:	1"=20'
VERTICAL SCALE:	N/A
VERTICAL DATUM:	NGVD 29
PROJECT NUMBER:	NRPH0001
SHEET NUMBER:	C-306S

PROJECT ENGINEER:

BOBBI R. CLAYBROOKE, PE 01/25/22
 DATE
 FLORIDA P.E. No. 90804



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1	12/15/21	REVISED PER CITY S&D COMMENTS	CD				

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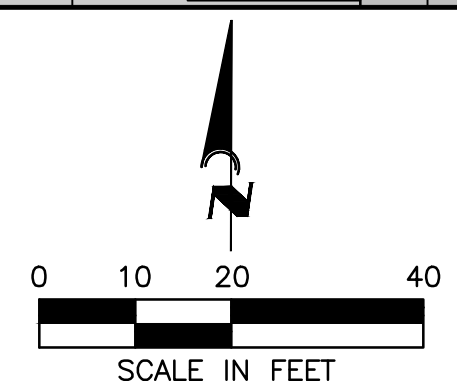
ISSUE DATE: **01/19/22** CD

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CLIENT: **NRP GROUP, LLC**

PROJECT: **VISTERA OF VENICE MULTI-FAMILY**

DATE: **01/25/22**

PROJECT NUMBER: **NRPH0001**

SHEET NUMBER: **C-307S**

SITE PLAN

HORIZONTAL SCALE: 1"=20'

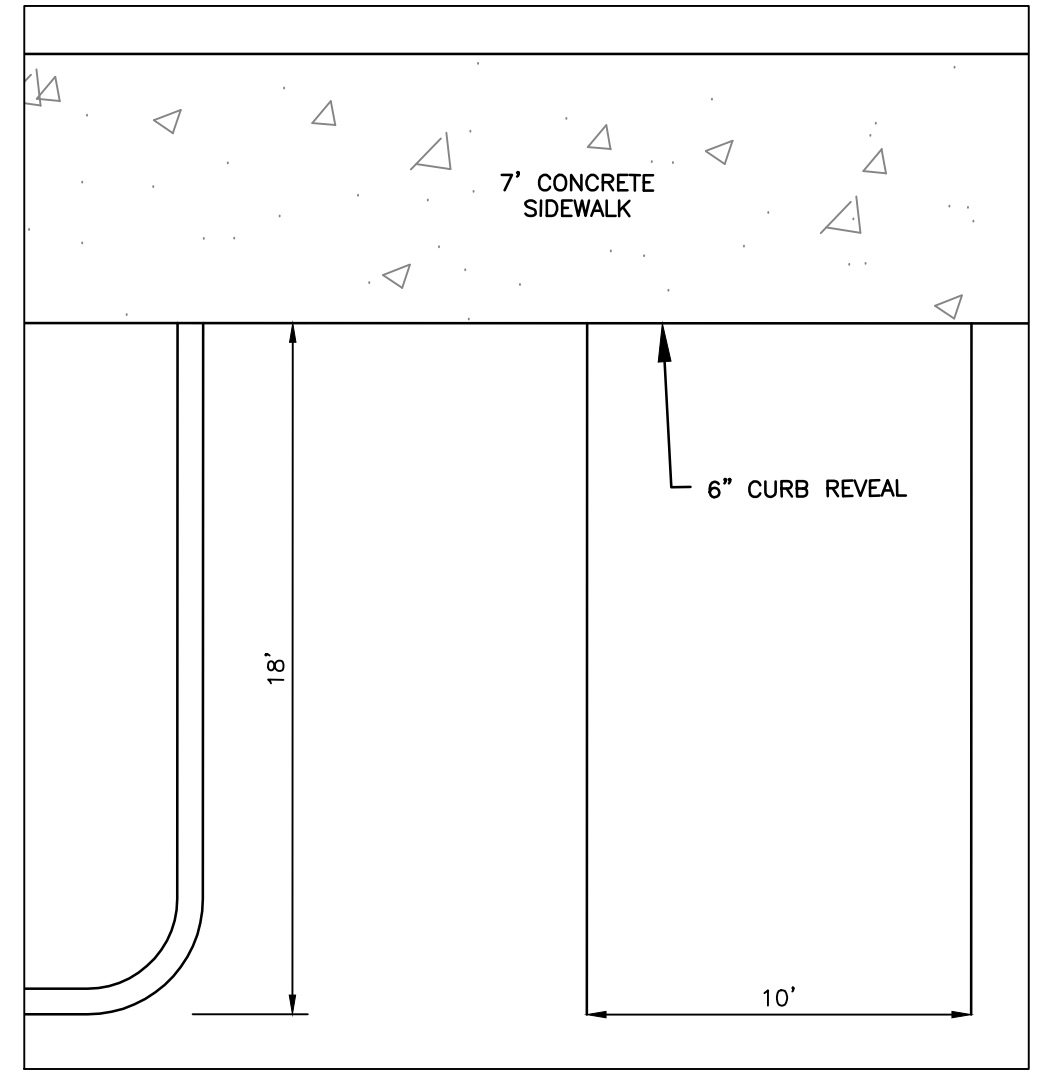
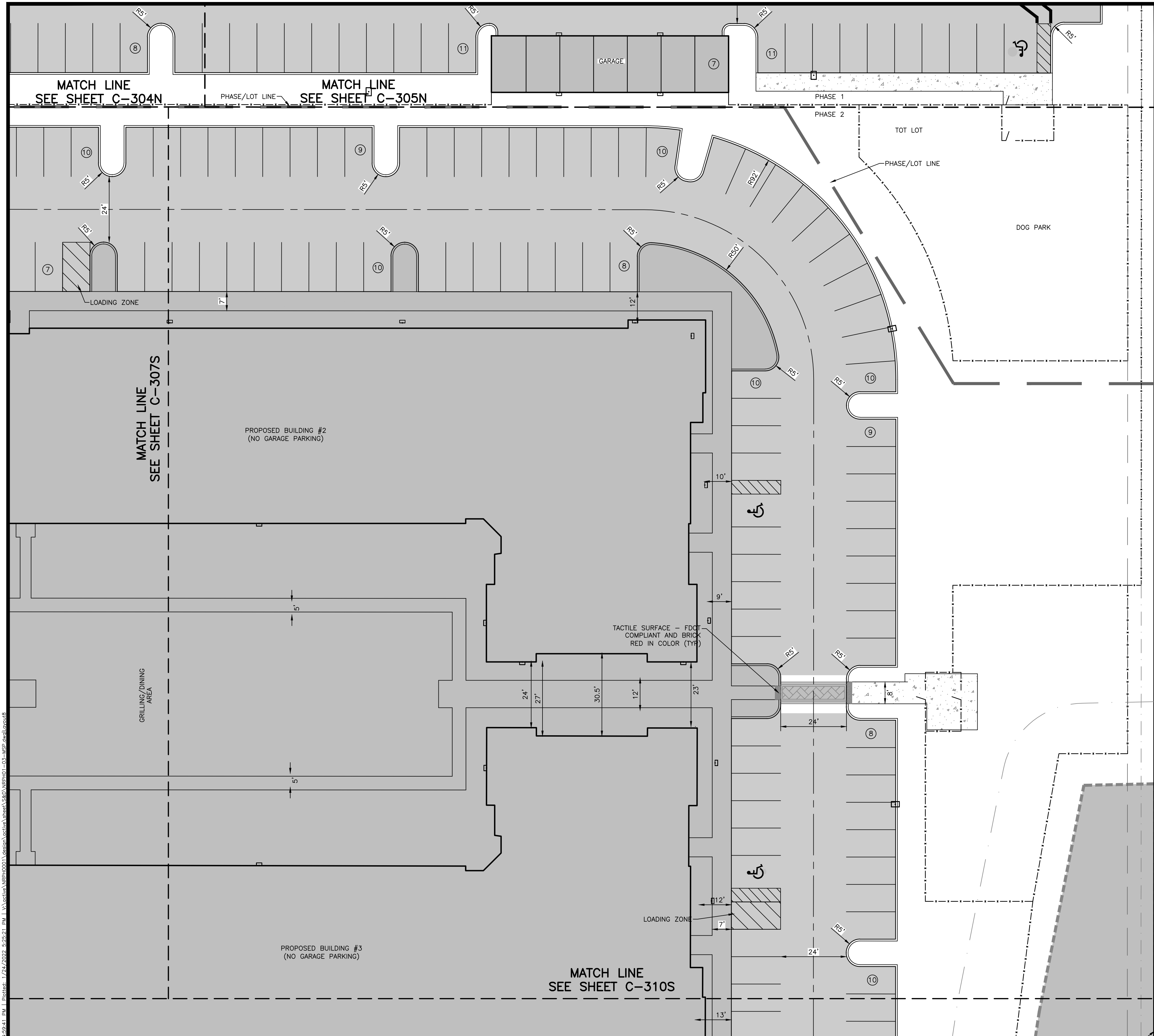
VERTICAL SCALE: N/A

VERTICAL DATUM: NGVD 29

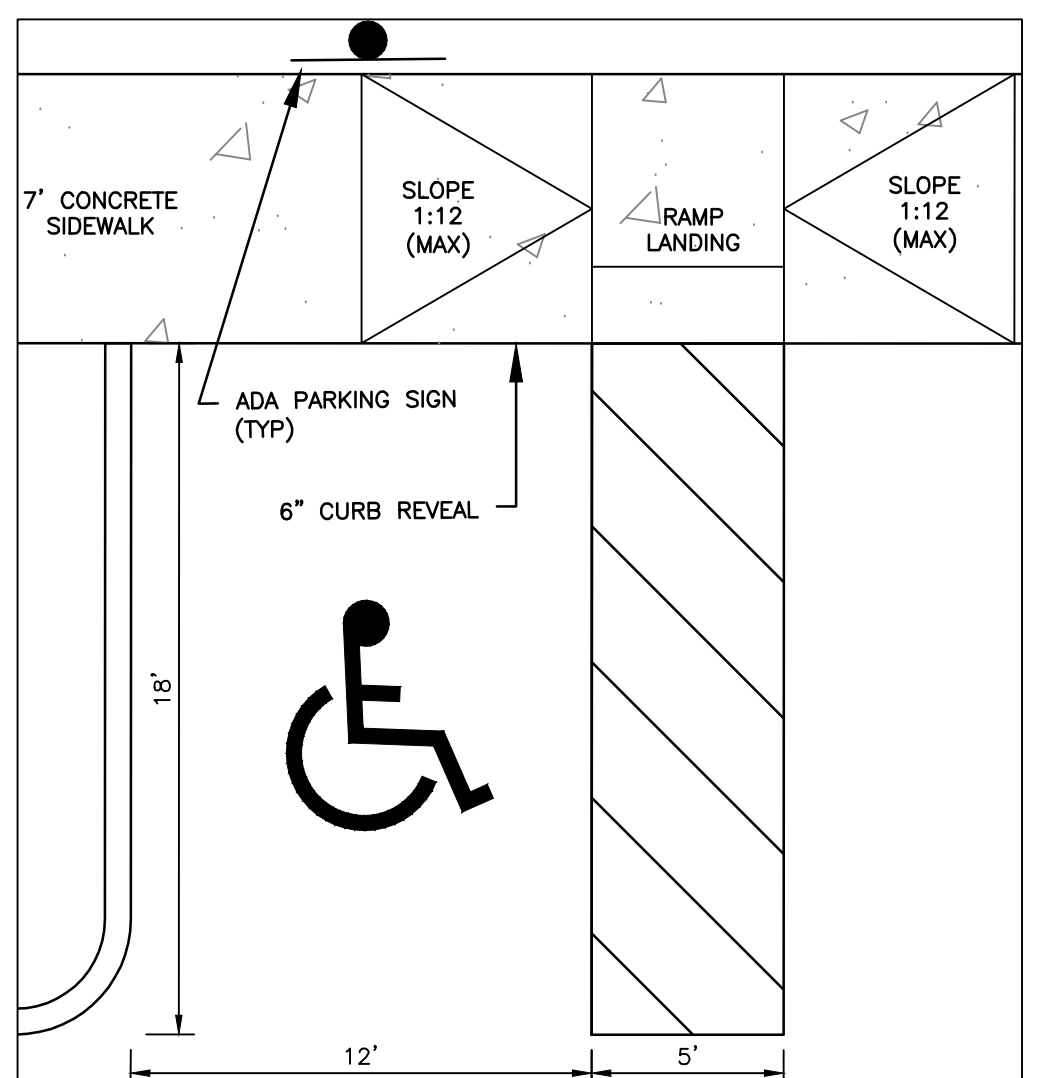
PROJECT ENGINEER: **BOBBI R. CLAYBROOKE, PE**

DATE: **01/25/22**

FLORIDA P.E. No. **90804**



TYPICAL PARKING SPACE DETAIL
SCALE: 1"=5'



TYPICAL ADA PARKING SPACE DETAIL
SCALE: 1"=5'



ADA PARKING SIGN
N.T.S.

- PARKING NOTES:**
1. 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 SLOPE RESISTANT.
 2. NO COLORS OTHER THAN WHITE AND BLUE SHALL BE USED FOR PARKING SPACE PAVEMENT MARKINGS.
 3. ALL DIMENSIONS SHOWN ARE TO THE CENTERLINE OF PAVEMENT MARKINGS.

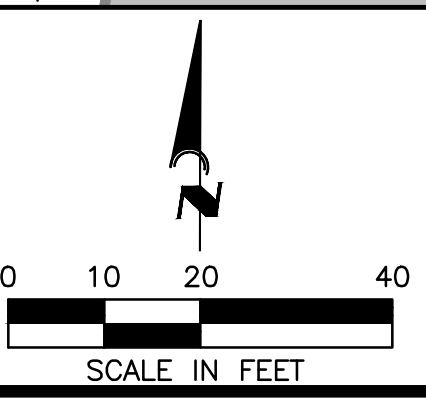
REV. No.	REV. DATE	REVISION DESCRIPTION	BY	REV. No.	REV. DATE	REVISION DESCRIPTION	BY
1	12/15/21	REVISED PER CITY S&D COMMENTS	CD				

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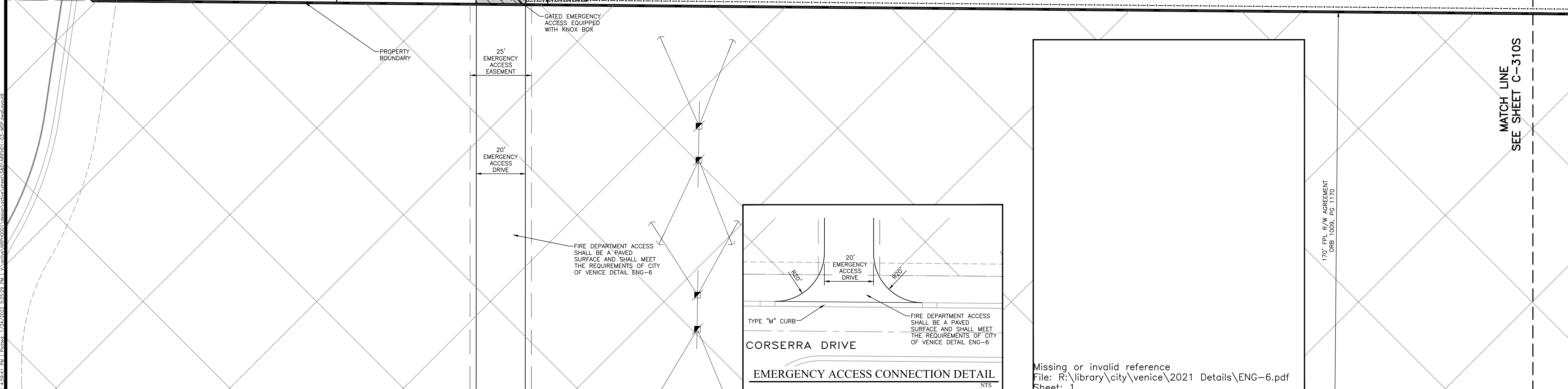
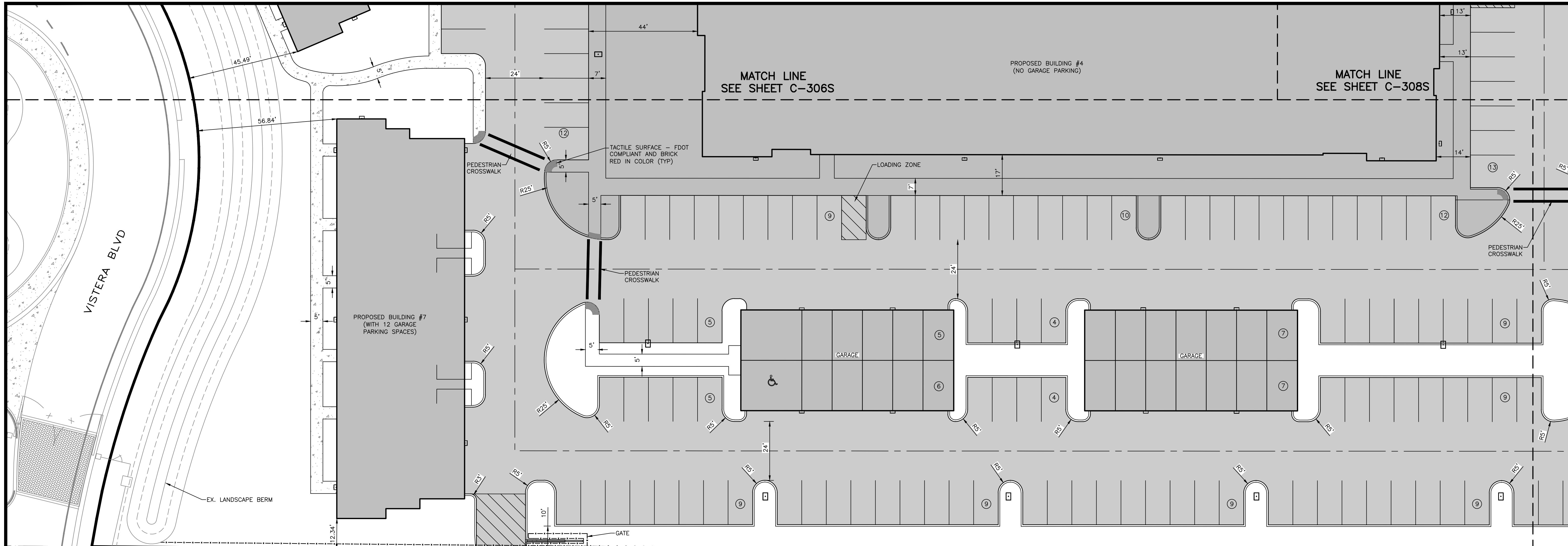
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CA #33105 | LB #4334



NRP GROUP, LLC
VISTERA OF VENICE MULTI-FAMILY
SITE PLAN

HORIZONTAL SCALE:	1"=20'
VERTICAL SCALE:	N/A
VERTICAL DATUM:	NGVD 29
PROJECT NUMBER:	NRPH0001
SHEET NUMBER:	C-308S

PROJECT ENGINEER:
BOBBI R. CLAYBROOKE, PE
DATE: 01/25/22
FLORIDA P.E. No. 90804



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1	12/15/21	REVISED PER CITY S&D COMMENTS	CD				

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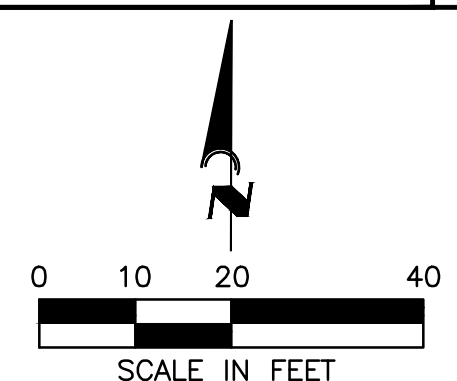
ISSUE DATE: **01/19/22** CD

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PROJECT: **NRP GROUP, LLC**

PROJECT: **VISTERA OF VENICE MULTI-FAMILY**

PROJECT: **SITE PLAN**

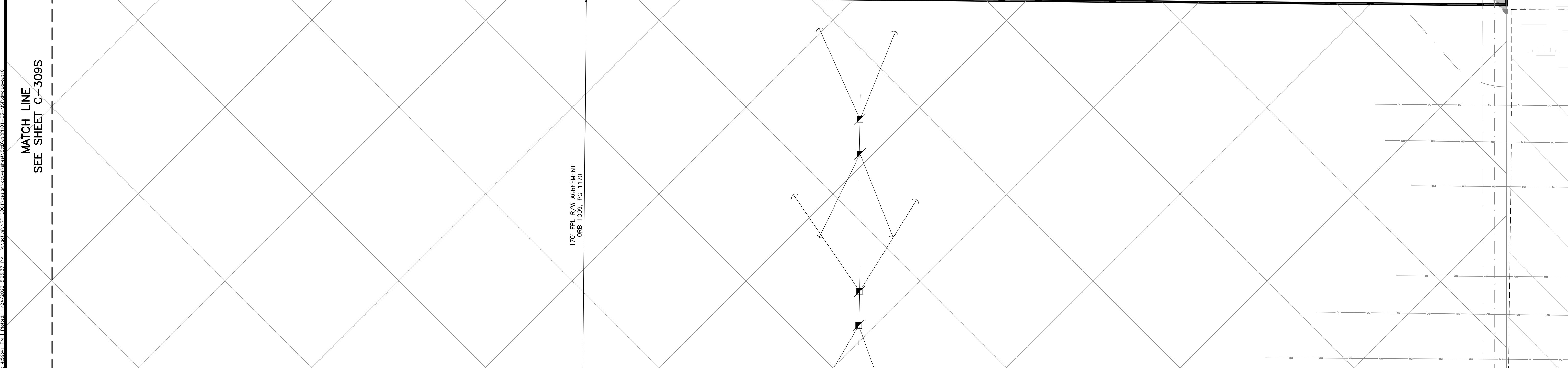
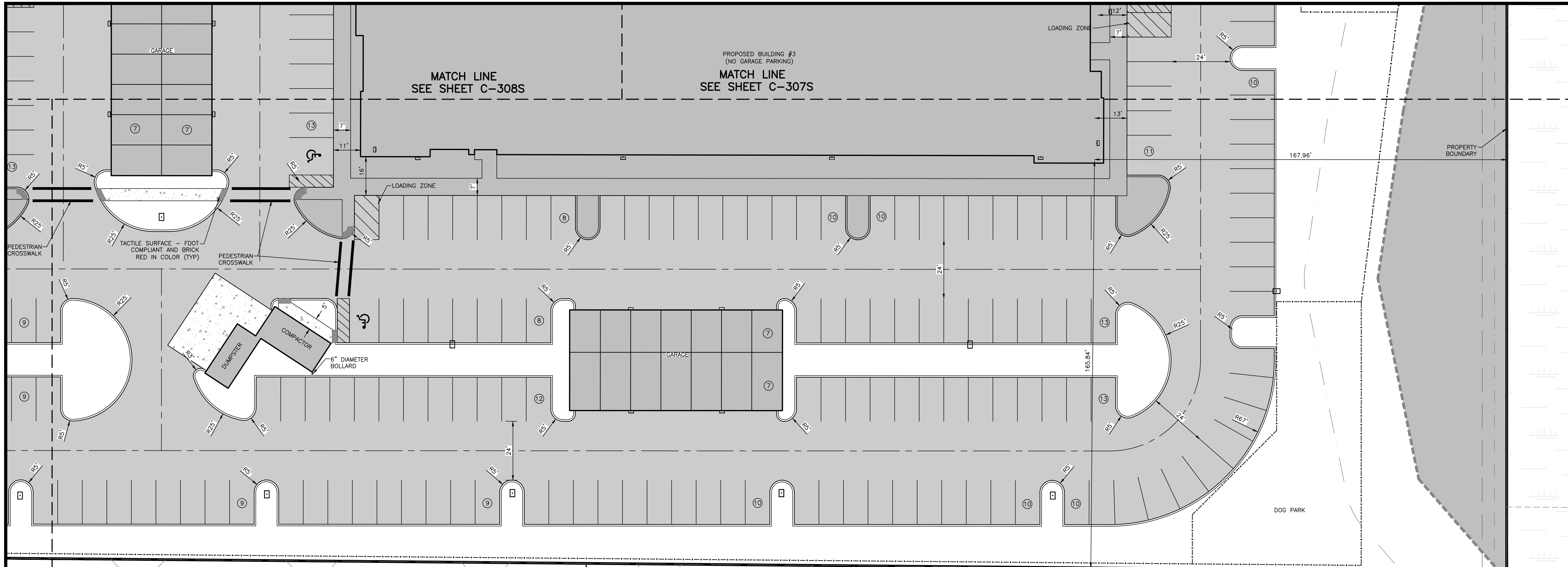
HORIZONTAL SCALE:	1"=20'
VERTICAL SCALE:	N/A
VERTICAL DATUM:	NGVD 29
PROJECT NUMBER:	NRPH0001
SHEET NUMBER:	C-309S

170' FPL R/W AGREEMENT ORB 1009, PG 1170

PROJECT ENGINEER: **BOBBI R. CLAYBROOKE, PE** 01/25/22

DATE: 01/25/22

FLORIDA P.E. No. 90804



REV. No.	REV. DATE	REVISION DESCRIPTION	BY	REV. No.	REV. DATE	REVISION DESCRIPTION	BY
1	12/15/21	REVISED PER CITY S&D COMMENTS	CD				

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ISSUE DATE: **01/19/22** CD

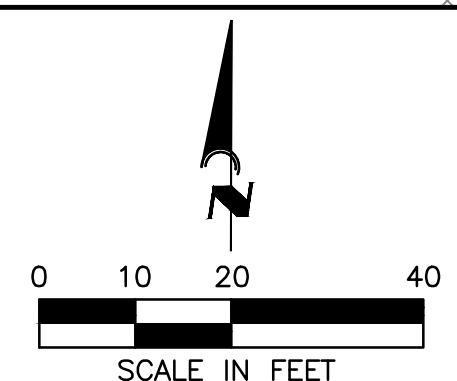
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PROJECT: **NRP GROUP, LLC**
VISTERA OF VENICE MULTI-FAMILY

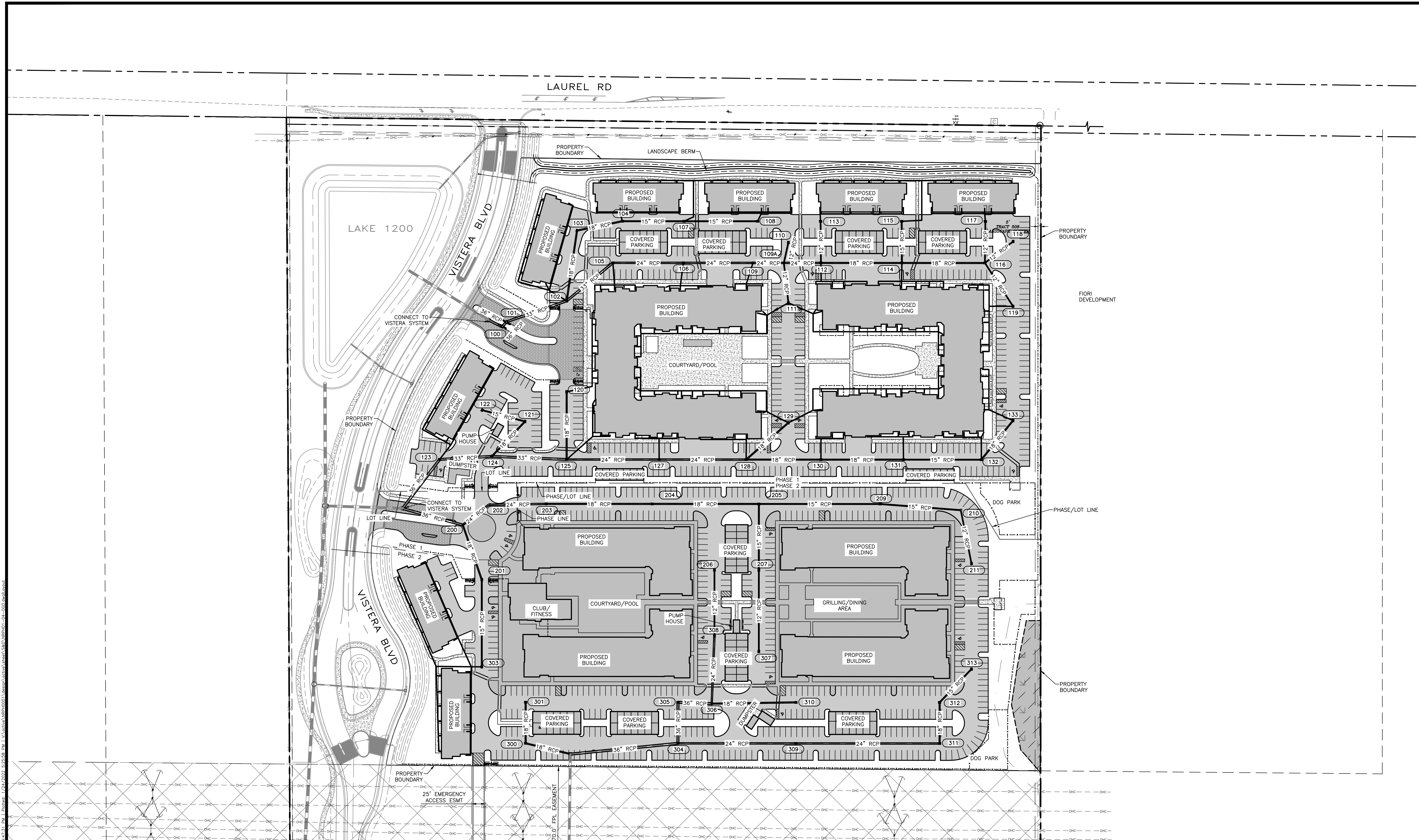
SHEET: **SITE PLAN**

HORIZONTAL SCALE:	1"=20'
VERTICAL SCALE:	N/A
VERTICAL DATUM:	NGVD 29
PROJECT NUMBER:	NRPH0001
SHEET NUMBER:	C-310S

PROJECT ENGINEER:

BOBBI R. CLAYBROOKE, PE 01/25/22
 DATE

FLORIDA P.E. No. 90804



REV. No.	REV. DATE	REVISION DESCRIPTION	BY
1	12/15/21	REVISED PER CITY S&D COMMENTS	CD

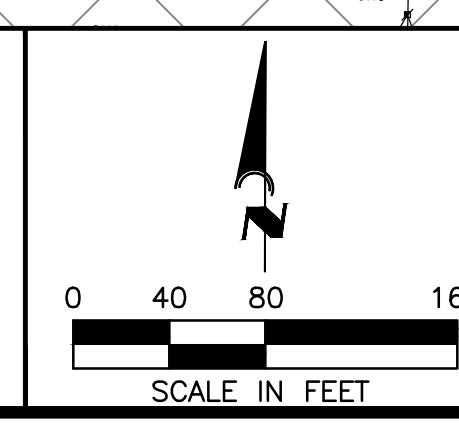
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NRP GROUP, LLC

VISTERA OF VENICE MULTI-FAMILY

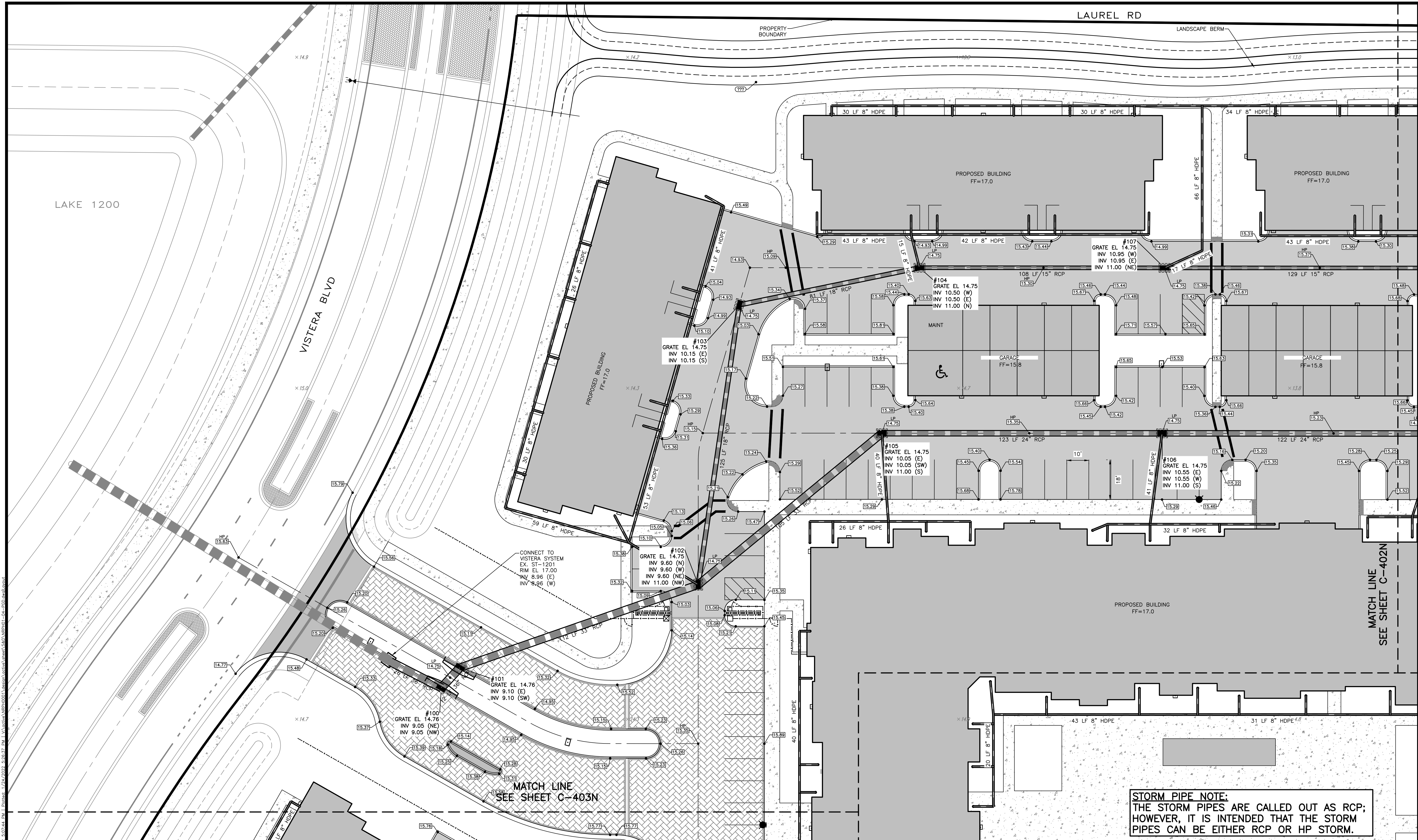
MASTER DRAINAGE PLAN

HORIZONTAL SCALE:	1"=80'
VERTICAL SCALE:	N/A
VERTICAL DATUM:	NGVD 29
PROJECT NUMBER:	NRPH0001
SHEET NUMBER:	C-400

PROJECT ENGINEER:

BOBBI R. CLAYBROOKE, PE 01/25/22
 DATE

FLORIDA P.E. No. 90804



STORM PIPE NOTE:
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 PIPES CAN BE EITHER RCP OR HP STORM.

REV. No.	REV. DATE	REVISION DESCRIPTION	BY
1	12/15/21	REVISED PER CITY S&D COMMENTS	CD

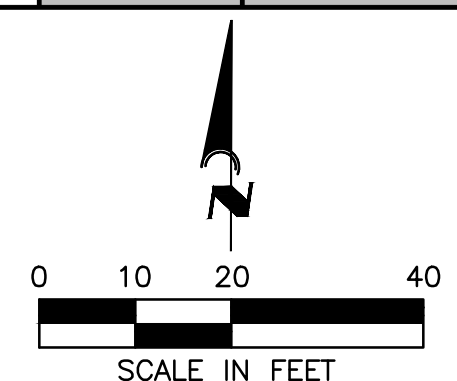
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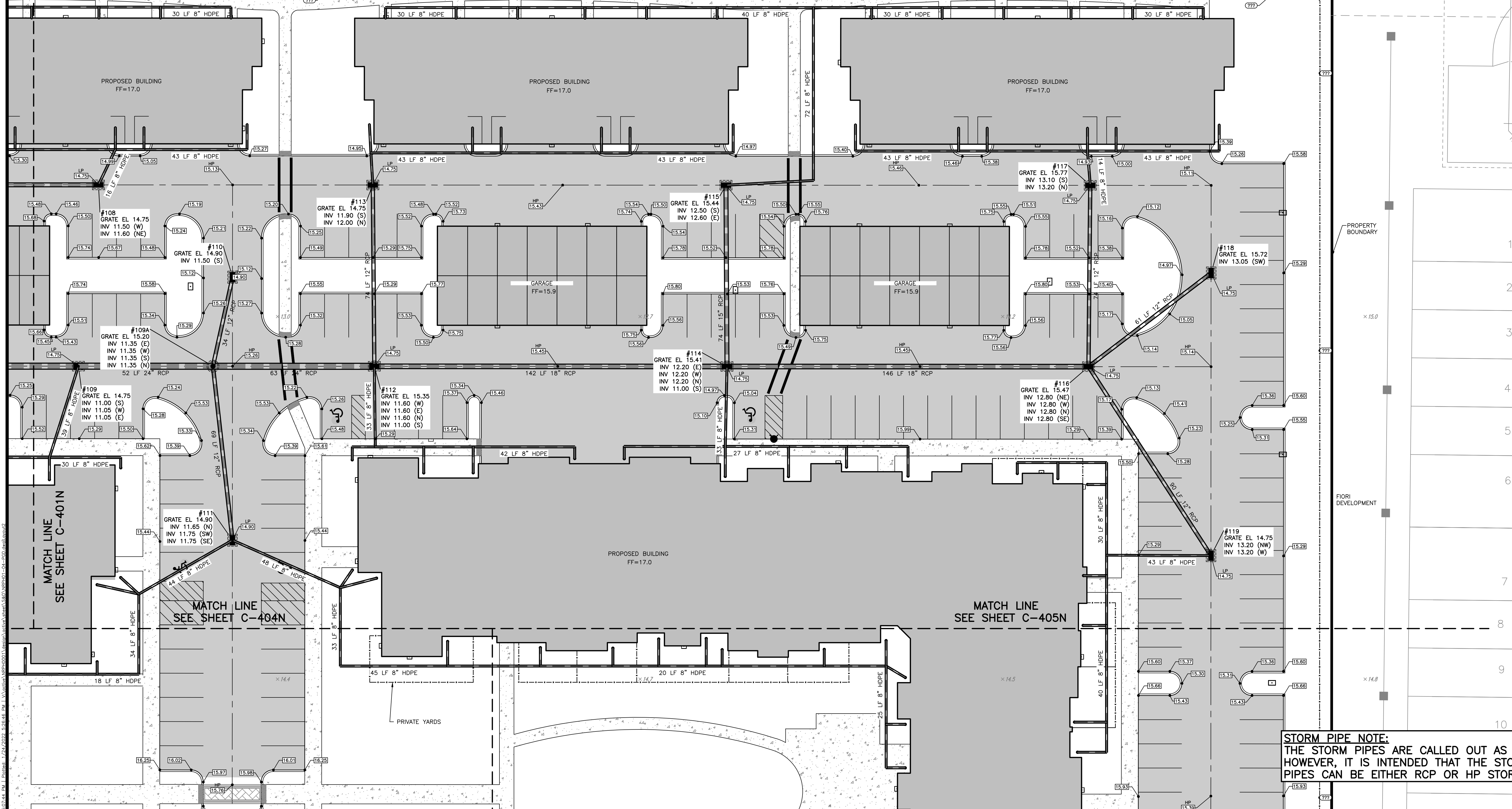


NRP GROUP, LLC
 VISTERA OF VENICE MULTI-FAMILY

PAVING, GRADING
 AND DRAINAGE PLAN

HORIZONTAL SCALE: 1"=20'
 VERTICAL SCALE: N/A
 VERTICAL DATUM: NGVD 29
 PROJECT NUMBER: NRP0001
 SHEET NUMBER: C-401N

BOBBI R. CLAYBROOKE, PE
 DATE: 01/25/22
 FLORIDA P.E. No. 90804



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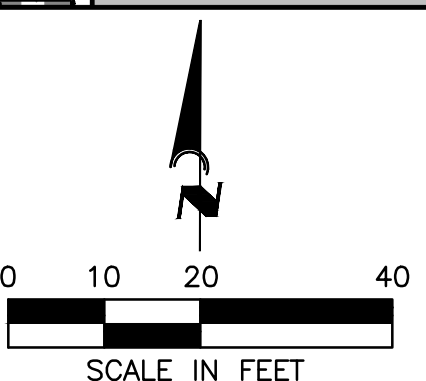
ISSUE DESCRIPTION: **100% DD**

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VISTERA OF VENICE MULTI-FAMILY

PAVING, GRADING AND DRAINAGE PLAN

HORIZONTAL SCALE: 1"=20'

VERTICAL SCALE: N/A

VERTICAL DATUM: NGVD 29

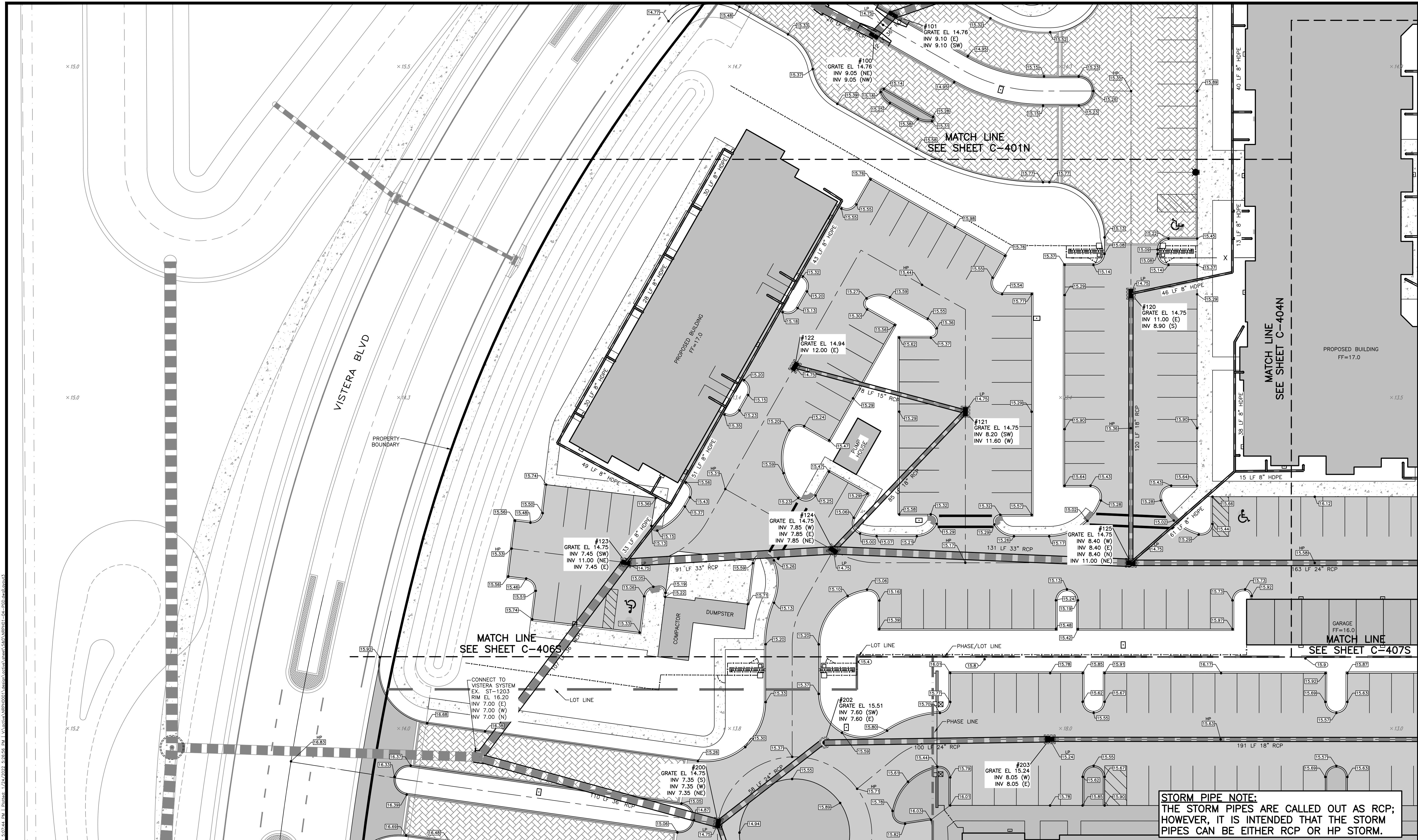
PROJECT NUMBER: NRP0001

SHEET NUMBER: **C-402N**

PROJECT ENGINEER: BOBBI R. CLAYBROOKE, PE

DATE: **01/25/22**

FLORIDA P.E. No. 90804



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1	12/15/21	REVISED PER CITY S&D COMMENTS	CD

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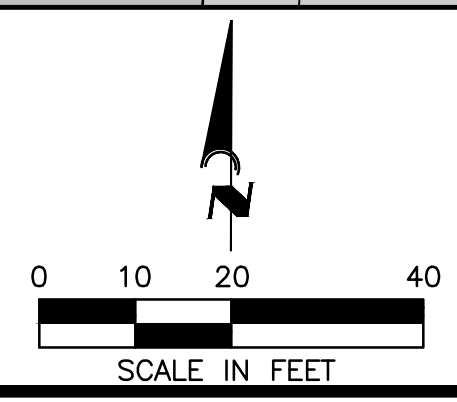
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VISTERA OF VENICE MULTI-FAMILY

PAVING, GRADING AND DRAINAGE PLAN

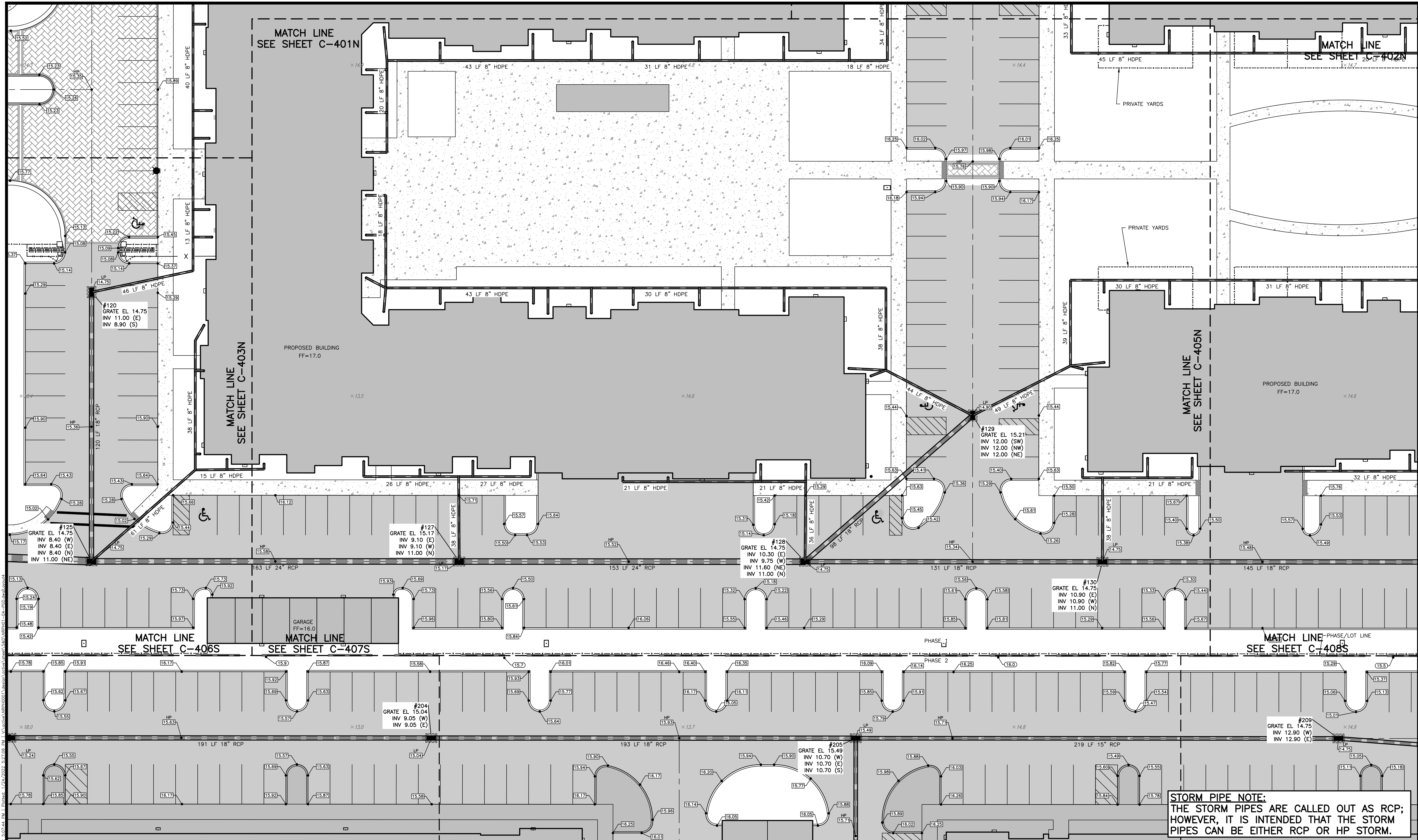
PROJECT NUMBER: NRP0001

DATE: 01/25/22

PROJECT ENGINEER: BOBBI R. CLAYBROOKE, PE

FLORIDA P.E. No. 90804

HORIZONTAL SCALE:	1"=20'
VERTICAL SCALE:	N/A
VERTICAL DATUM:	NGVD 29
PROJECT NUMBER:	NRP0001
DATE:	01/25/22
PROJECT ENGINEER:	BOBBI R. CLAYBROOKE, PE
FLORIDA P.E. No.:	90804



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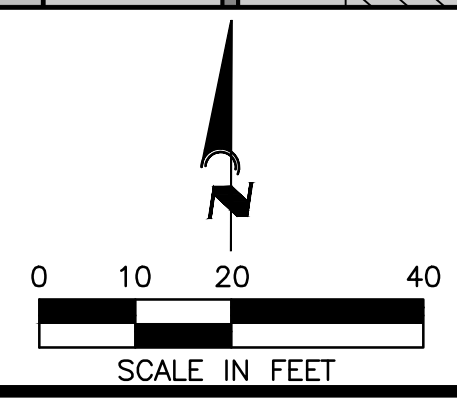
ISSUE DATE: **01/19/22** CD

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NRP GROUP, LLC

VISTERA OF VENICE MULTI-FAMILY

PAVING, GRADING AND DRAINAGE PLAN

PROJECT NUMBER: NRP0001

SHEET NUMBER: C-404N

HORIZONTAL SCALE: 1"=20'

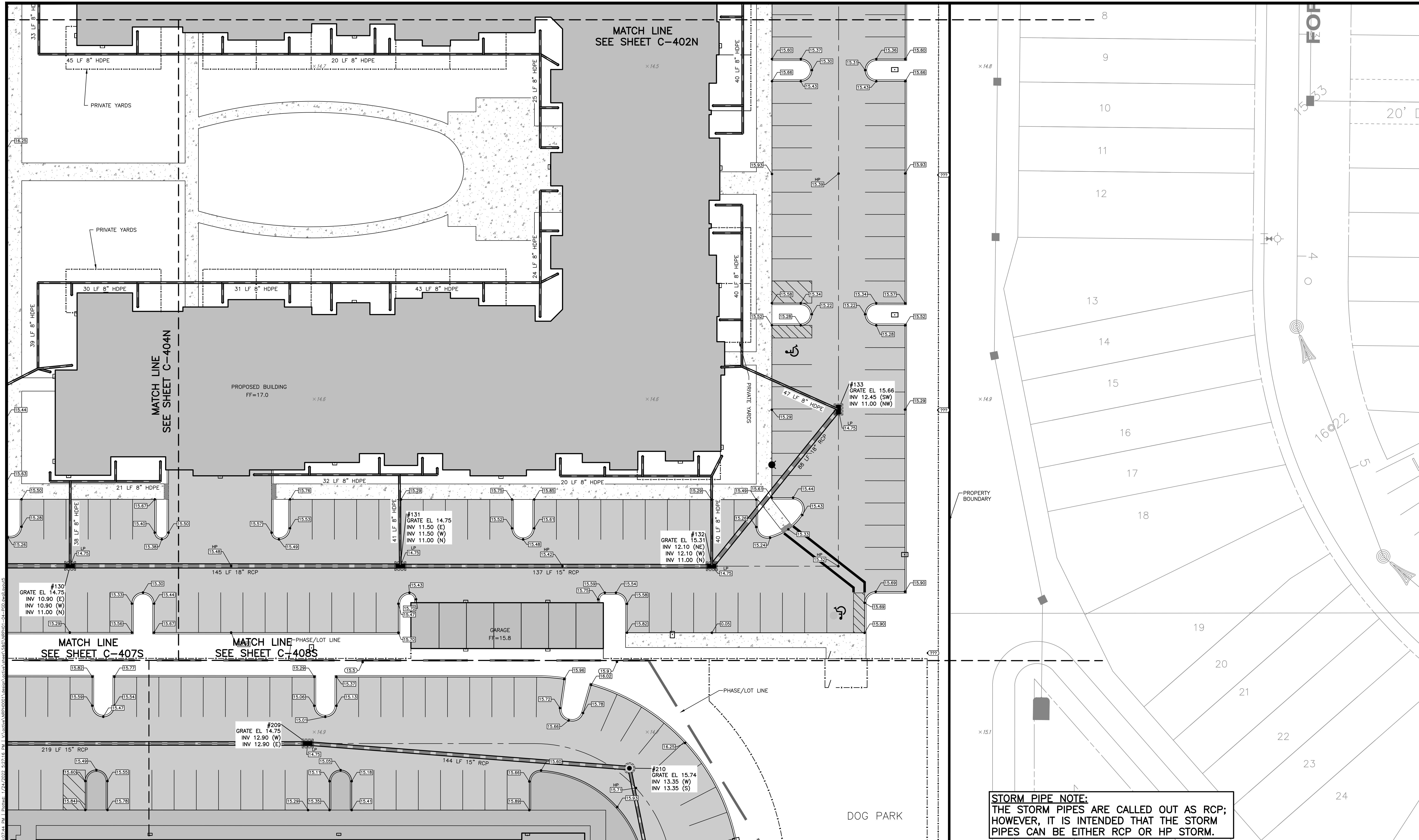
VERTICAL SCALE: N/A

VERTICAL DATUM: NGVD 29

PROJECT ENGINEER: BOBBI R. CLAYBROOKE, PE

DATE: 01/25/22

FLORIDA P.E. No. 90804



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1	12/15/21	REVISED PER CITY S&D COMMENTS	CD				

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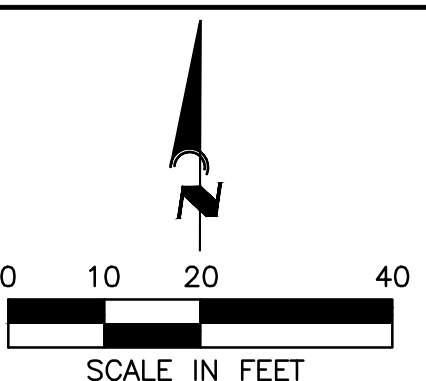
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PROJECT: **NRP GROUP, LLC**

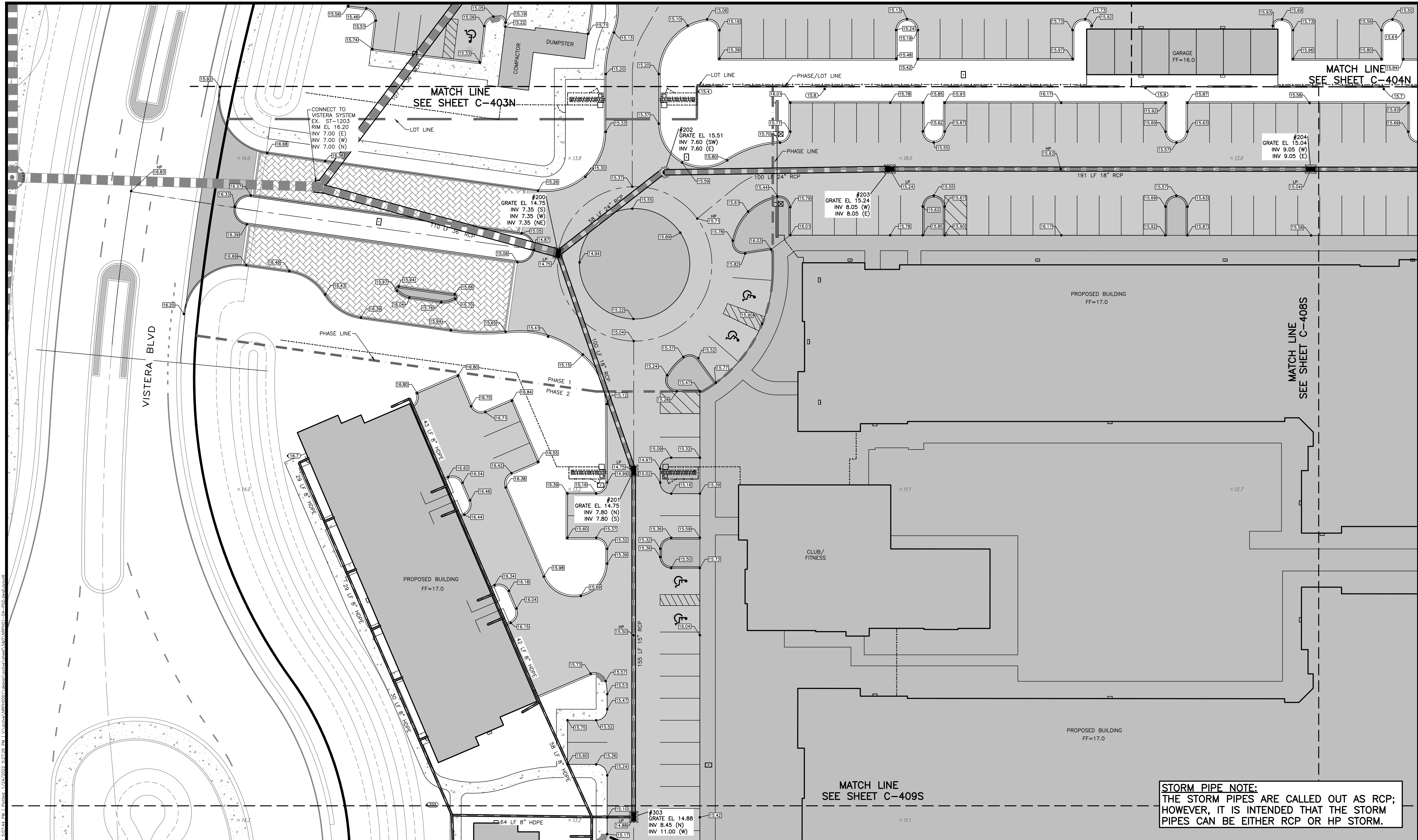
PROJECT: **VISTERA OF VENICE MULTI-FAMILY**

PROJECT: **PAVING, GRADING AND DRAINAGE PLAN**

HORIZONTAL SCALE:	1"=20'
VERTICAL SCALE:	N/A
VERTICAL DATUM:	NGVD 29
PROJECT NUMBER:	NRPH0001
SHEET NUMBER:	C-405N

PROJECT ENGINEER: **BOBBI R. CLAYBROOKE, PE** 01/25/22

FLORIDA P.E. No. 90804



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1	12/15/21	REVISED PER CITY S&D COMMENTS	CD				

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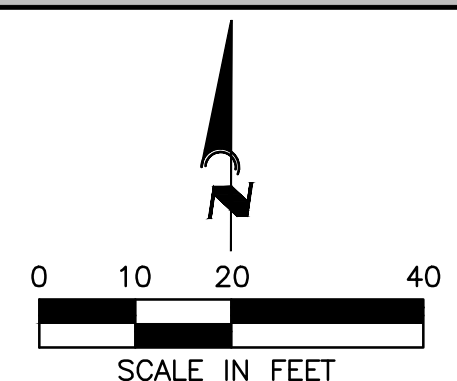
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CLIENT: **NRP GROUP, LLC**

PROJECT: **VISTERA OF VENICE MULTI-FAMILY**

FILE: **PAVING, GRADING AND DRAINAGE PLAN**

HORIZONTAL SCALE: **1"=20'**

VERTICAL SCALE: **N/A**

VERTICAL DATUM: **NGVD 29**

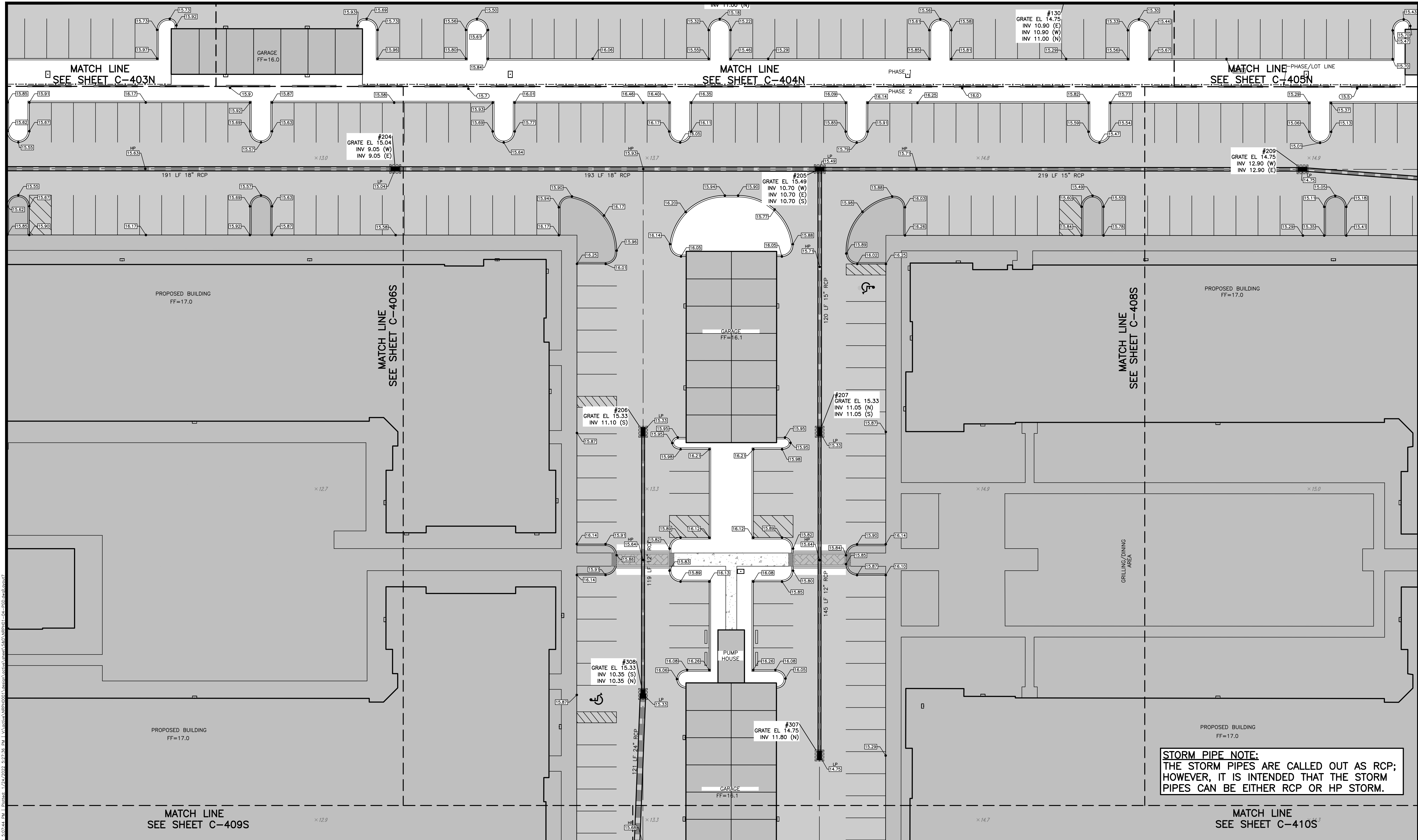
PROJECT NUMBER: **NRPH0001**

SHEET NUMBER: **C-406S**

PROJECT ENGINEER: **BOBBI R. CLAYBROOKE, PE**

DATE: **01/25/22**

FLORIDA P.E. No. **90804**



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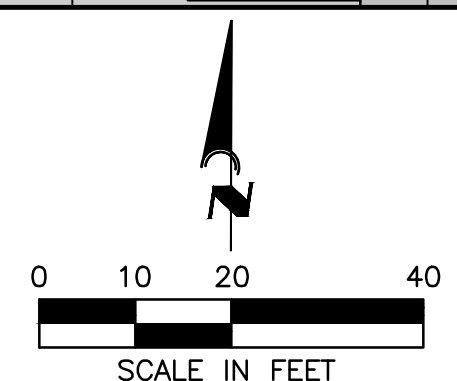
ISSUE DESCRIPTION: **100% DD**

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PROJECT: **NRP GROUP, LLC**

PROJECT: **VISTERA OF VENICE MULTI-FAMILY**

PROJECT: **PAVING, GRADING AND DRAINAGE PLAN**

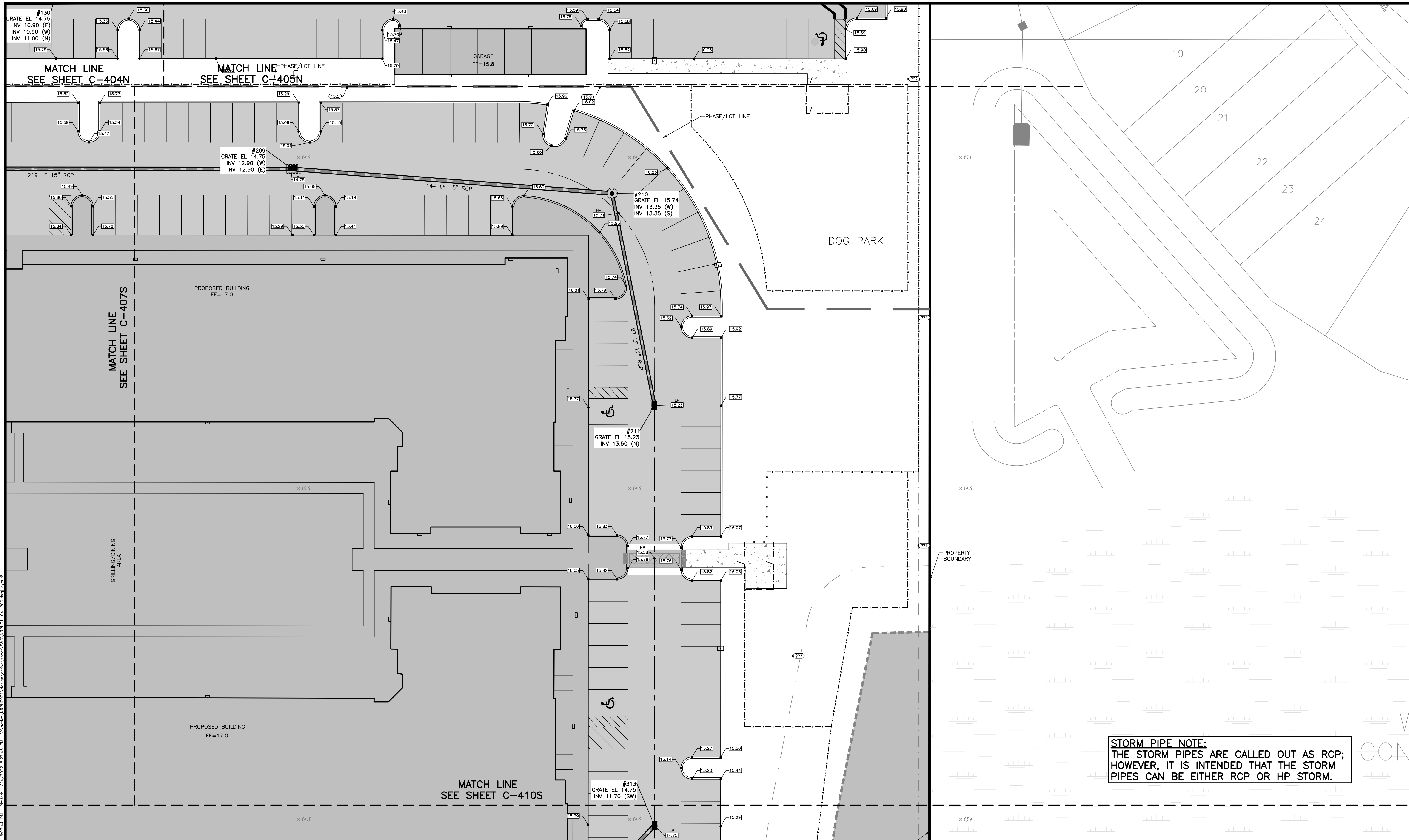
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VERTICAL SCALE:	N/A
VERTICAL DATUM:	NGVD 29
PROJECT NUMBER:	NRPH0001
SHEET NUMBER:	C-407S

PROJECT ENGINEER:

BOBBI R. CLAYBROOKE, PE **01/25/22**

DATE

FLORIDA P.E. No. 90804



STORM PIPE NOTE:
 THE STORM PIPES ARE CALLED OUT AS RCP;
 HOWEVER, IT IS INTENDED THAT THE STORM
 PIPES CAN BE EITHER RCP OR HP STORM.

REV. No.	REV. DATE	REVISION DESCRIPTION	BY	REV. No.	REV. DATE	REVISION DESCRIPTION	BY
1	12/15/21	REVISED PER CITY S&D 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: **01/19/22**

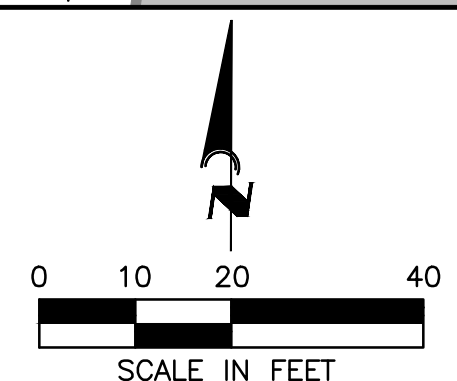
ISSUE DESCRIPTION: **100% DD**

STATUS: **CD**

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 CA #33105 | LB #4334



NRP GROUP, LLC

VISTERA OF VENICE MULTI-FAMILY

PAVING, GRADING AND DRAINAGE PLAN

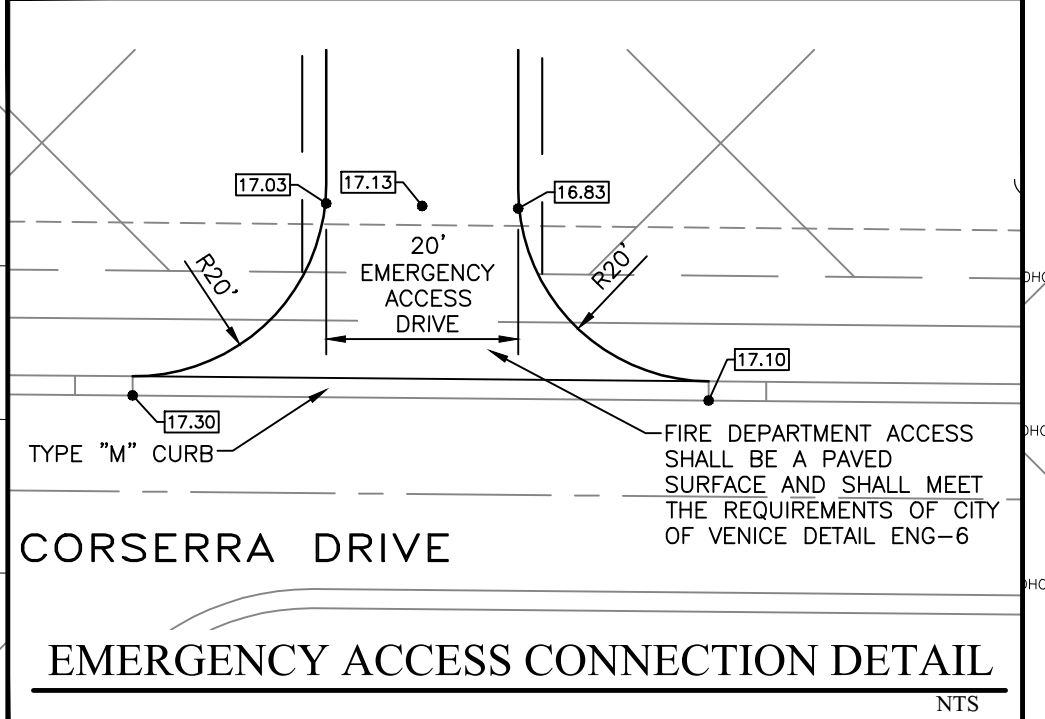
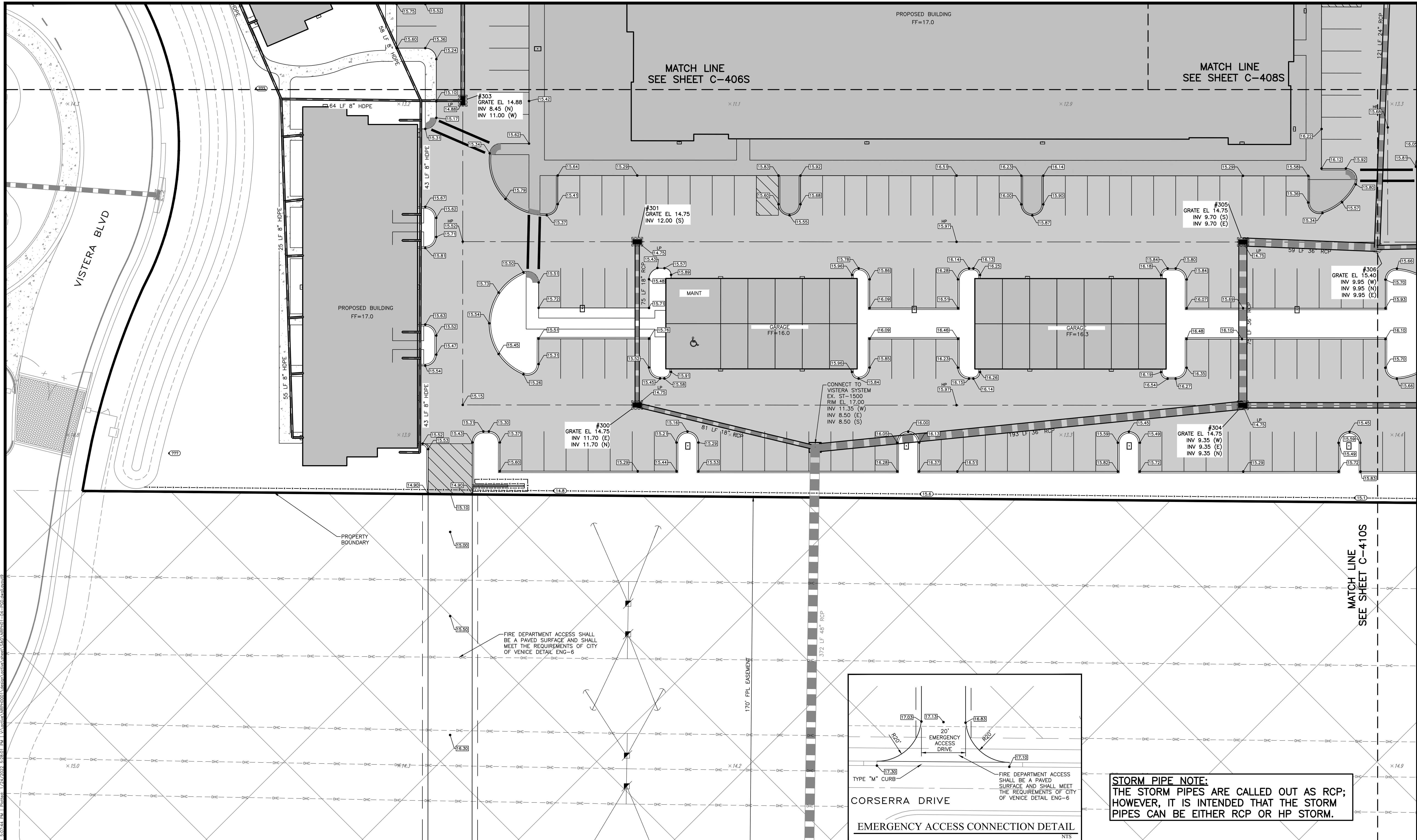
HORIZONTAL SCALE:	1"=20'
VERTICAL SCALE:	N/A
VERTICAL DATUM:	NGVD 29
PROJECT NUMBER:	NRPH0001
SHEET NUMBER:	C-408S

PROJECT ENGINEER:

BOBBI R. CLAYBROOKE, PE **01/25/22**

DATE

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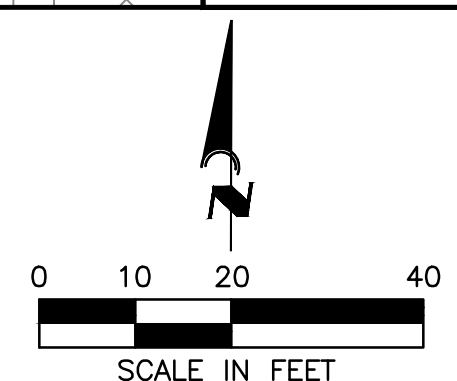
ISSUE DATE: **01/19/22** CD

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OWNER: **NRP GROUP, LLC**

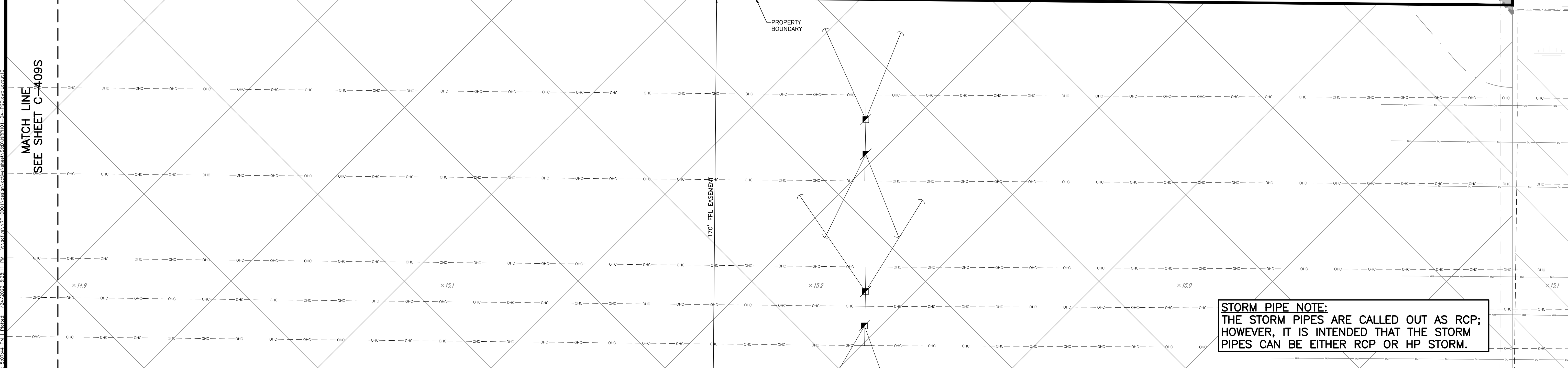
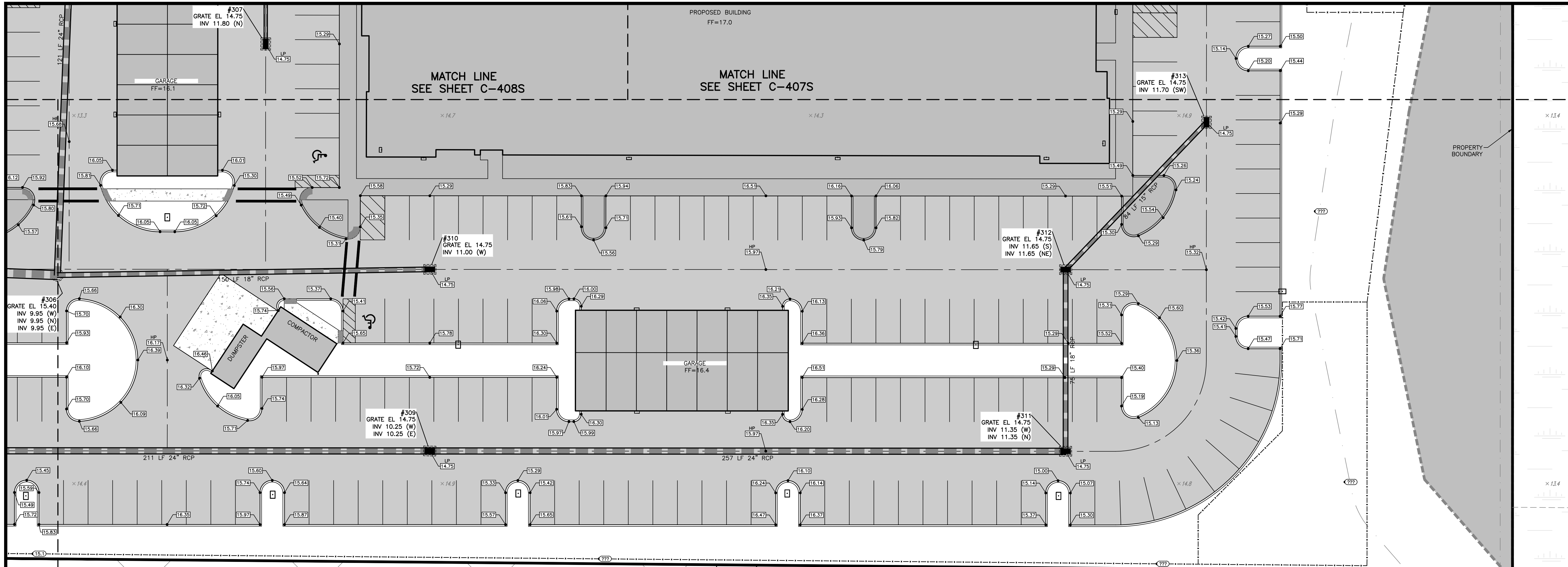
PROJECT: **VISTERA OF VENICE MULTI-FAMILY**

DATE: **PAVING, GRADING AND DRAINAGE PLAN**

HORIZONTAL SCALE:	1"=20'
VERTICAL SCALE:	N/A
VERTICAL DATUM:	NGVD 29
PROJECT NUMBER:	NRPH0001
SHEET NUMBER:	C-409S

PROJECT ENGINEER: **BOBBI R. CLAYBROOKE, PE** DATE: **01/25/22**

FLORIDA P.E. No. 90804



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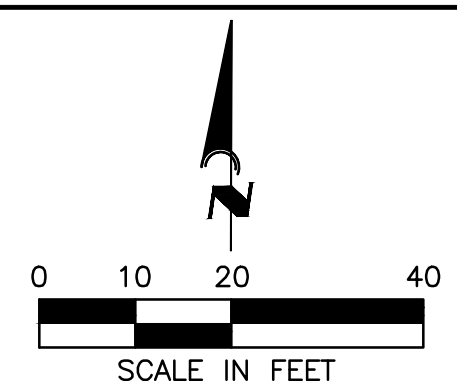
ISSUE DATE: **01/19/22** CD

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CLIENT: **NRP GROUP, LLC**

PROJECT: **VISTERA OF VENICE MULTI-FAMILY**

FILE: **PAVING, GRADING AND DRAINAGE PLAN**

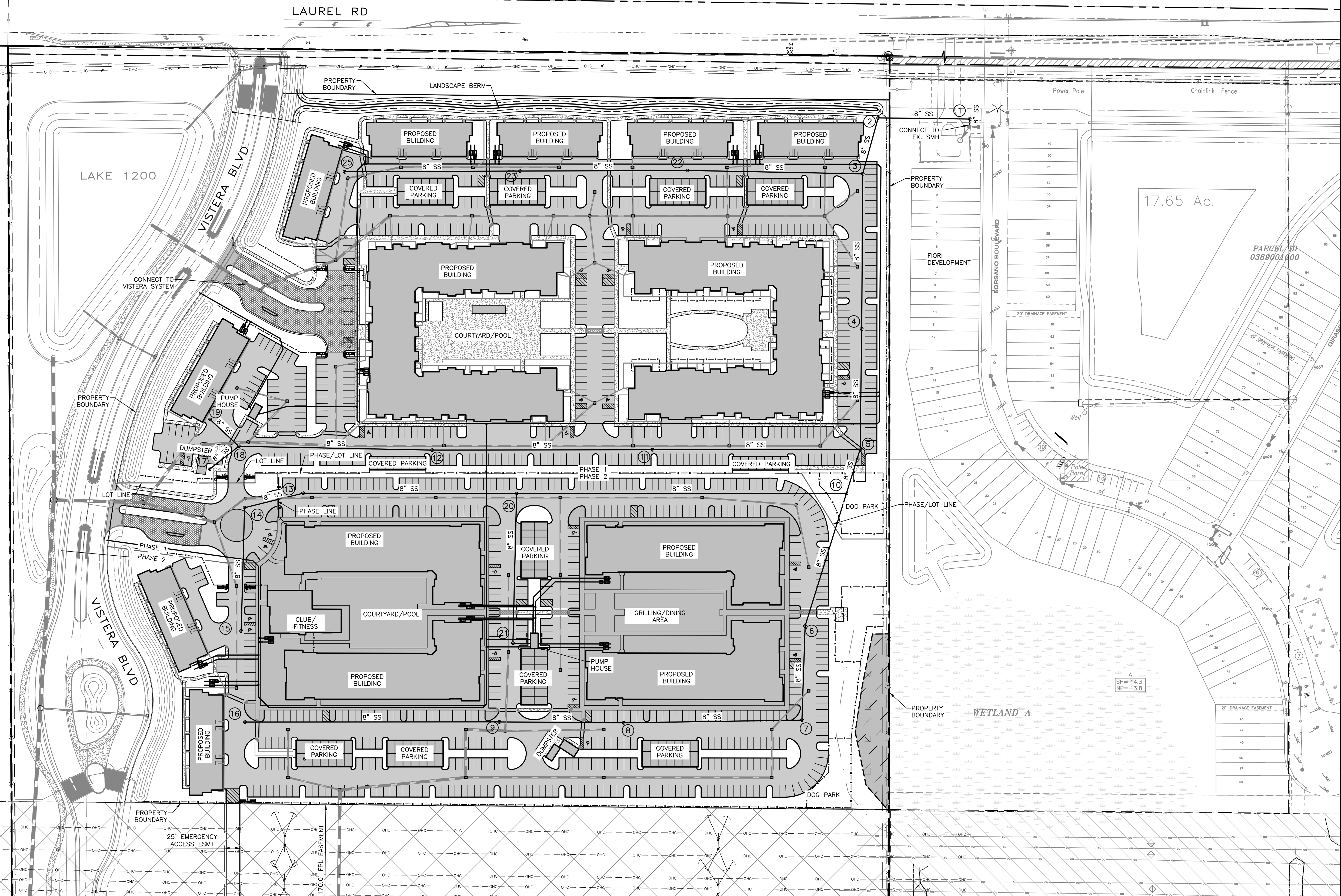
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VERTICAL SCALE:	N/A
VERTICAL DATUM:	NGVD 29
PROJECT NUMBER:	NRPH0001
SHEET NUMBER:	C-410S

PROJECT ENGINEER:

BOBBI R. CLAYBROOKE, PE 01/25/22
 DATE

FLORIDA P.E. No. 90804

SUMMARY OF STRUCTURES WITH RIM			
STRUCTURE NUMBER	DESCRIPTION	RIM	INVERT
1	48" SMH	4.97	INV 1.28 W INV -0.33 S
2	48" SMH	15.71	INV 1.96 S INV 1.86 E
3	48" SMH	15.16	INV 2.42 W INV 2.32 N INV 2.42 S
4	48" SMH	15.48	INV 3.51 S INV 3.41 N
5	48" SMH	15.45	INV 4.37 W INV 4.27 N INV 4.37 S
6	48" SMH	15.55	INV 5.75 S INV 5.65 N
7	48" SMH	15.43	INV 6.44 W INV 6.34 N
8	48" SMH	15.21	INV 7.69 W INV 7.59 E
9	48" SMH	15.51	INV 8.49 E INV 8.59 W
10	48" SMH	15.99	INV 4.66 N INV 4.76 W INV 4.76 S
11	48" SMH	15.16	INV 5.71 E INV 5.81 W
12	48" SMH	15.50	INV 7.24 E INV 7.34 W
13	48" SMH	15.43	INV 8.38 E INV 8.48 W
14	48" SMH	15.61	INV 8.96 S INV 8.86 E
15	48" SMH	15.57	INV 9.74 N
16	48" SMH	15.66	INV 10.23 E
17	48" SMH	15.71	INV 8.92 NE
18	48" SMH	15.01	INV 8.58 E INV 8.68 NW INV 8.68 SW
19	48" SMH	15.46	INV 8.92 SE
20	48" SMH	15.98	INV 7.00 W INV 6.89 E INV 7.00 S
21	48" SMH	15.62	INV 7.96 N
22	48" SMH	15.55	INV 3.64 W INV 3.54 E
23	48" SMH	15.51	INV 4.83 W INV 4.73 E
25	48" SMH	14.95	INV 5.96 E



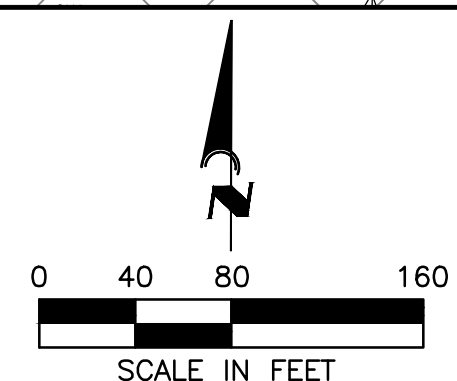
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ISSUE DATE: 01/19/22
 ISSUE DESCRIPTION: 100% DD
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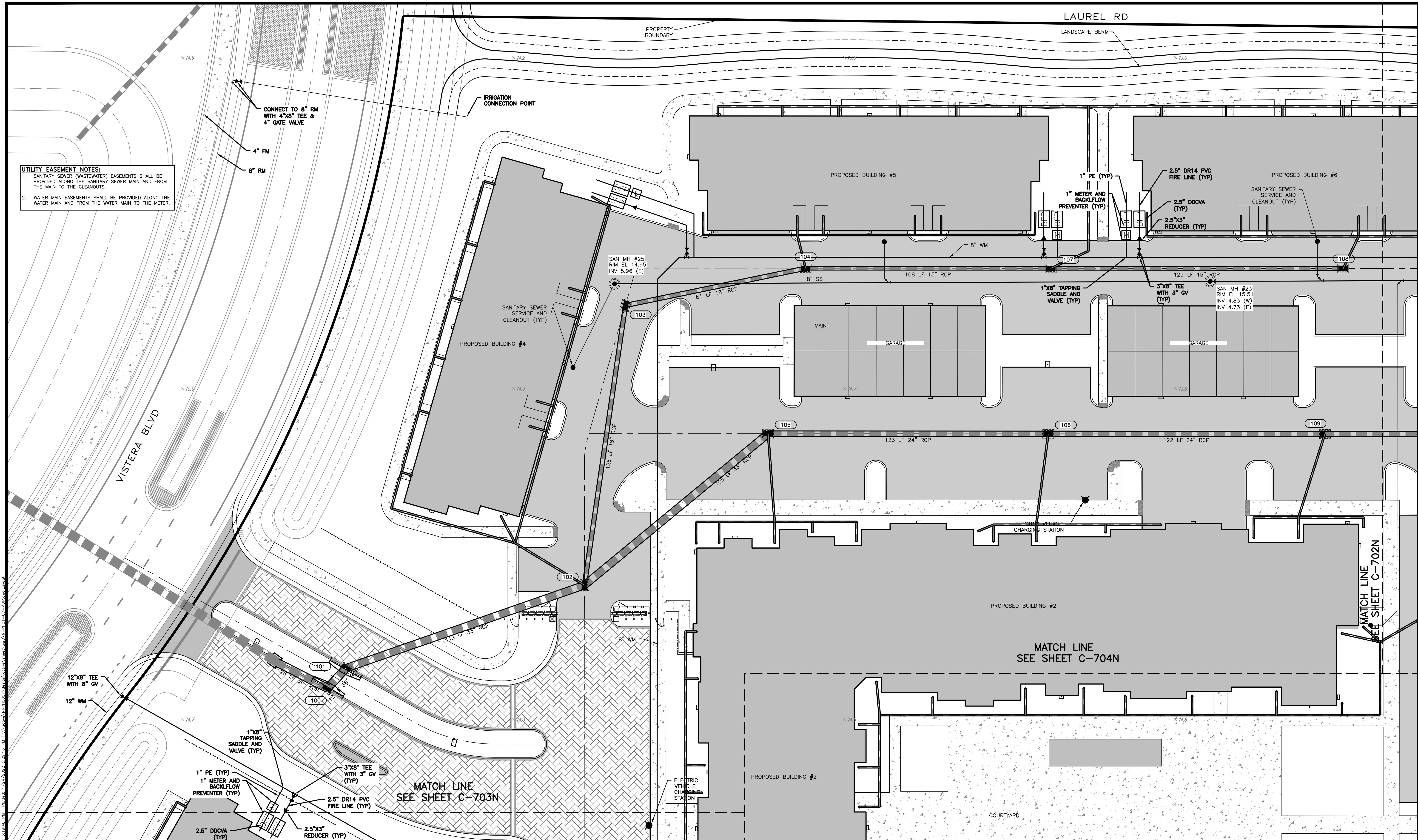
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NRP GROUP, LLC
 PROJECT: VISTERRA OF VENICE MULTI-FAMILY
 SHEET: MASTER UTILITY PLAN

HORIZONTAL SCALE	1"=80'
VERTICAL SCALE	N/A
VERTICAL DATUM	NGVD 29
PROJECT NUMBER	NRPH0001
SHEET NUMBER	C-700

PROJECT ENGINEER:
 BOBBI R. CLAYBROOKE, PE
 DATE: 01/25/22
 FLORIDA P.E. No. 90804



UTILITY EASEMENT NOTES:
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REV. No.	REV. DATE	REVISION DESCRIPTION	BY	REV. No.	REV. DATE	REVISION DESCRIPTION	BY
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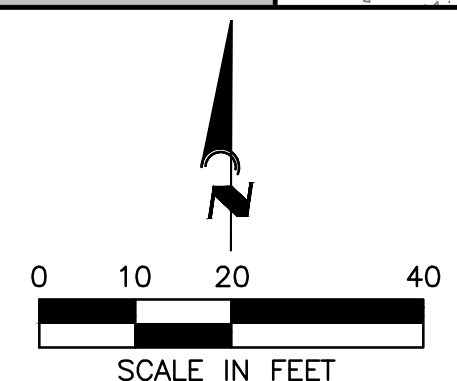
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ISSUE DATE: **01/19/22** CD
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NRP GROUP, LLC

VISTERA OF VENICE MULTI-FAMILY

UTILITY PLAN

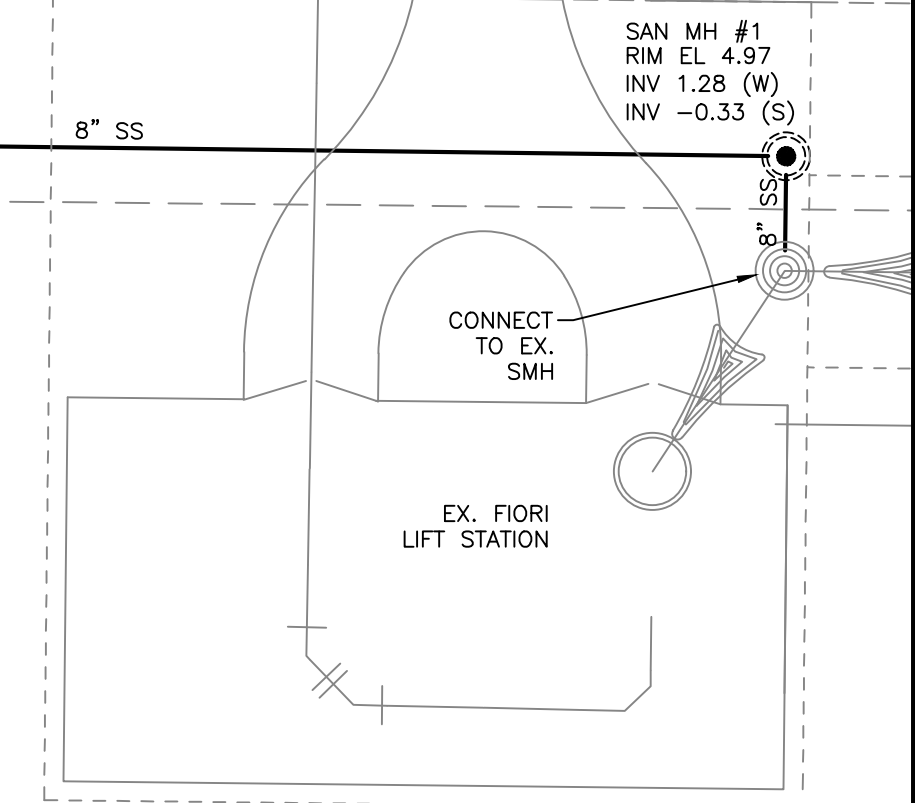
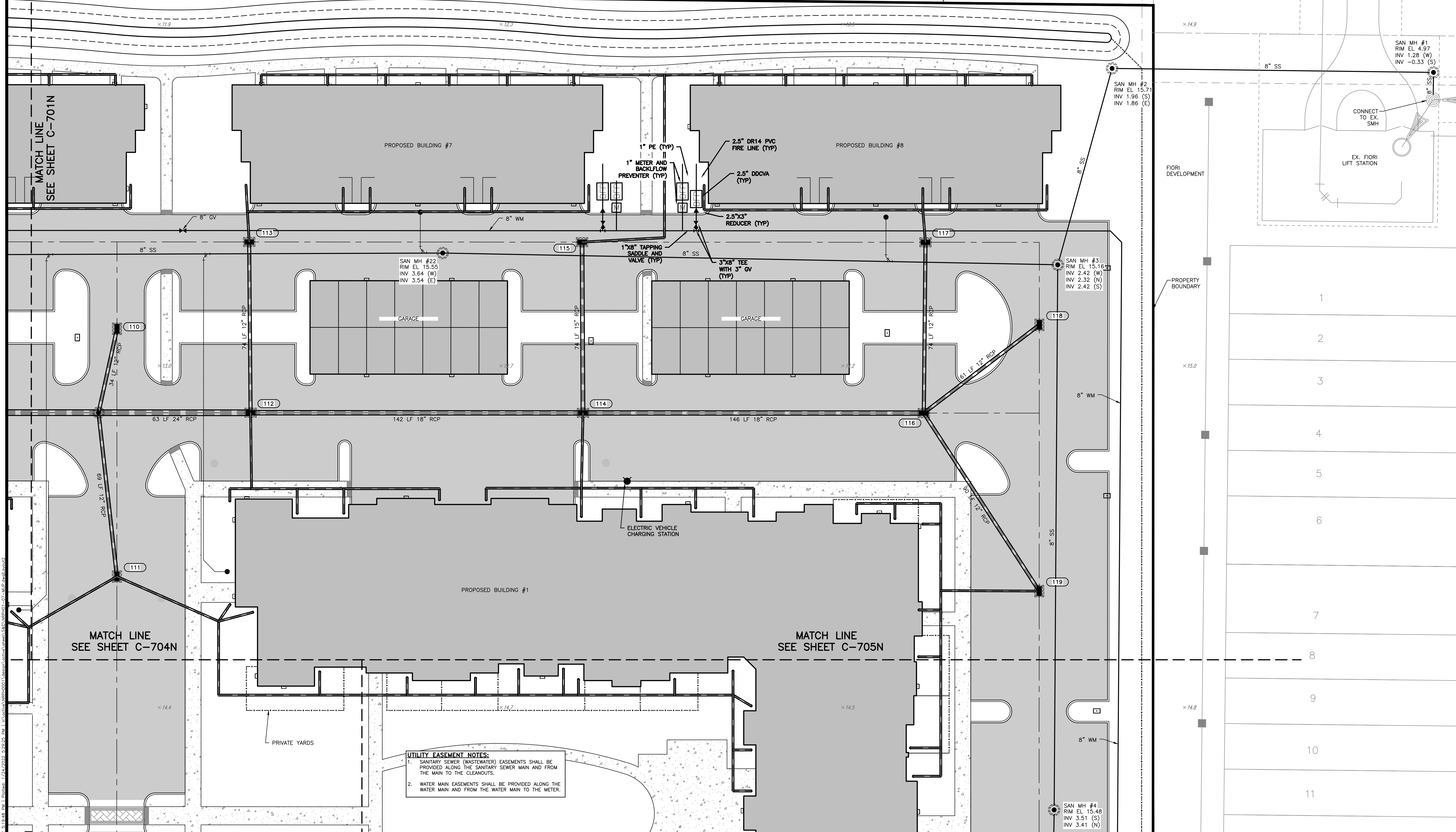
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VERTICAL SCALE:	N/A
VERTICAL DATUM:	NGVD 29
PROJECT NUMBER:	NRPH0001
SHEET NUMBER:	C-701N

PROJECT ENGINEER:

BOBBI R. CLAYBROOKE, PE
 DATE: 01/25/22
 FLORIDA P.E. No. 90804

LAUREL RD

PROPERTY BOUNDARY



UTILITY EASEMENT NOTES:

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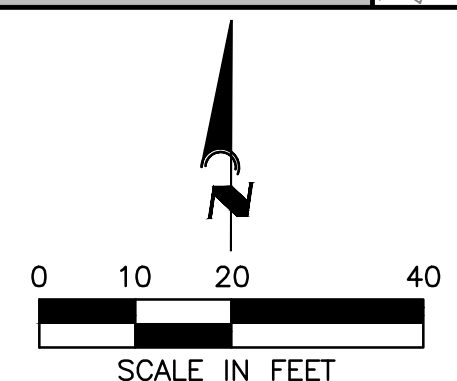
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ISSUE DATE: 01/19/22
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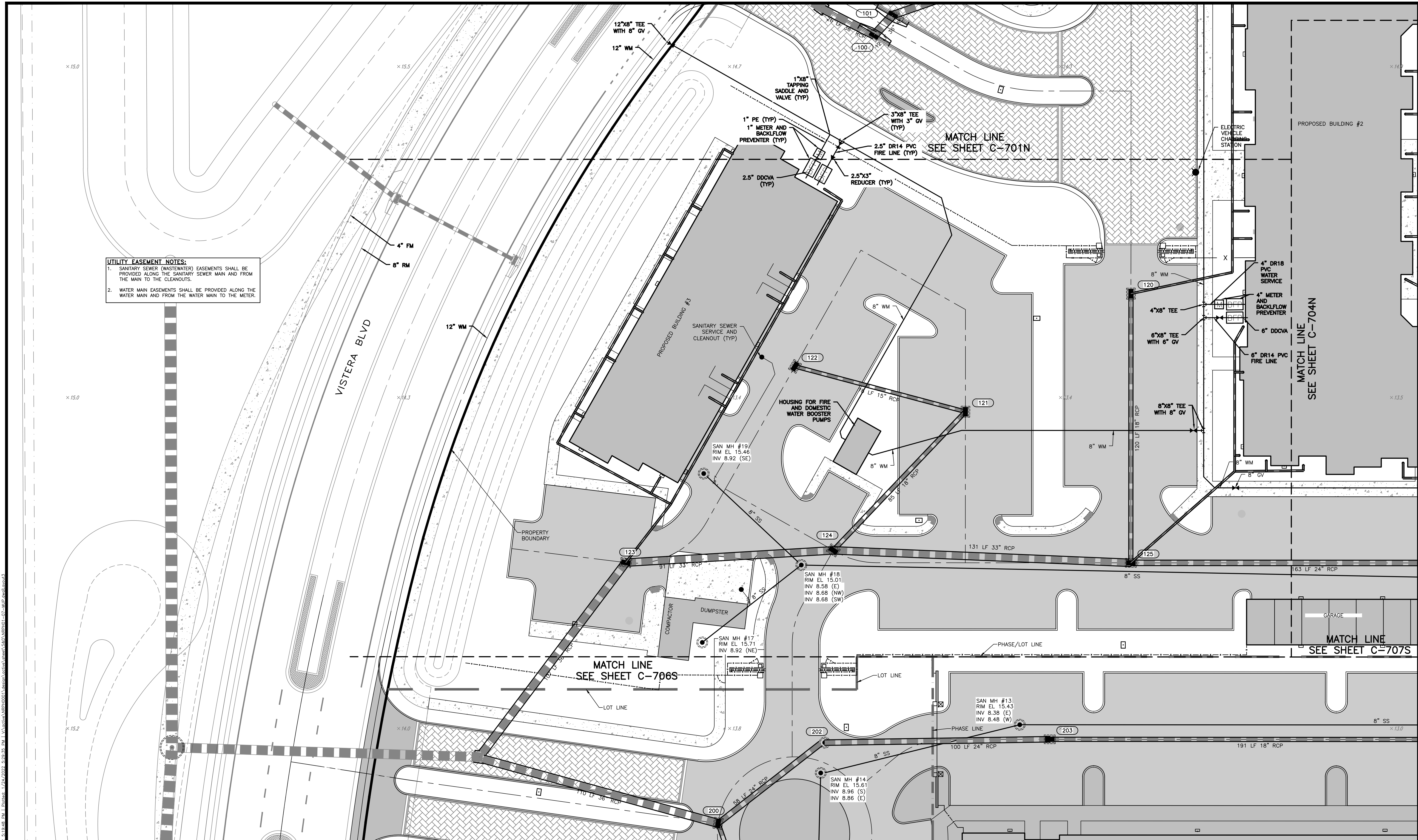


NRP GROUP, LLC
VISTERA OF VENICE MULTI-FAMILY
UTILITY PLAN

HORIZONTAL SCALE: 1"=20'
VERTICAL SCALE: N/A
VERTICAL DATUM: NGVD 29
PROJECT NUMBER: NRP0001
SHEET NUMBER: C-702N

PROJECT ENGINEER:
BOBBI R. CLAYBROOKE, PE 01/25/22
DATE: 01/25/22
FLORIDA P.E. No. 90804

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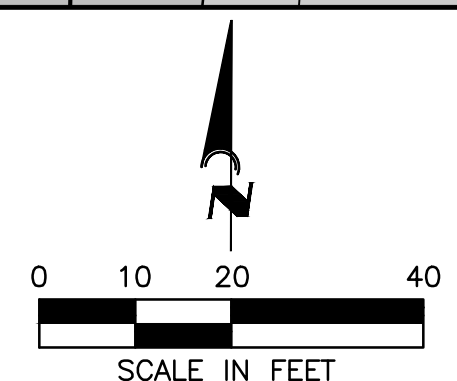
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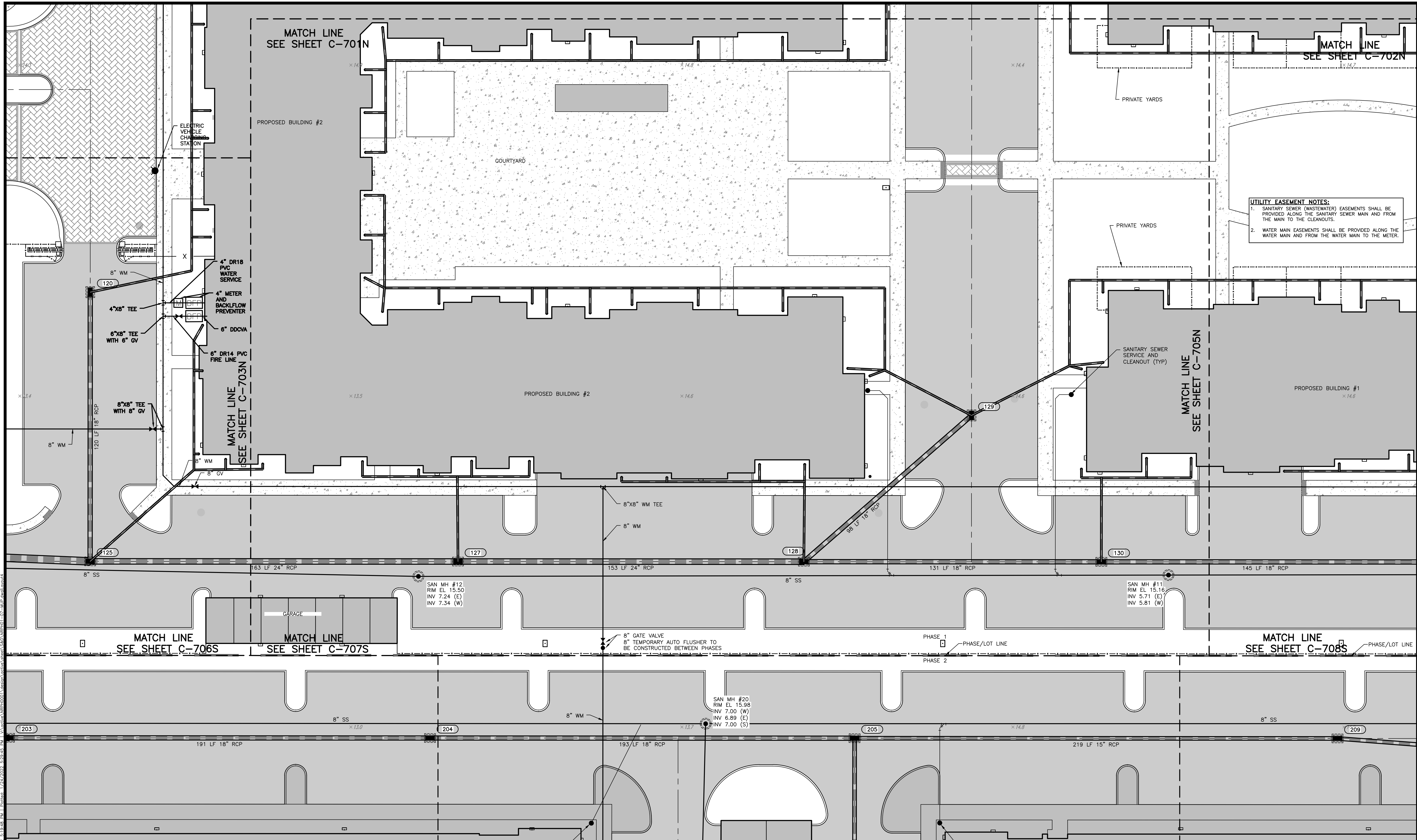


PROJECT: **NRP GROUP, LLC**
VISTERA OF VENICE MULTI-FAMILY

UTILITY PLAN

HORIZONTAL SCALE: 1"=20'
 VERTICAL SCALE: N/A
 VERTICAL DATUM: NGVD 29
 PROJECT NUMBER: NRP0001
 SHEET NUMBER: **C-703N**

PROJECT ENGINEER: **BOBBI R. CLAYBROOKE, PE** 01/25/22
 DATE: 01/25/22
 FLORIDA P.E. No. 90804



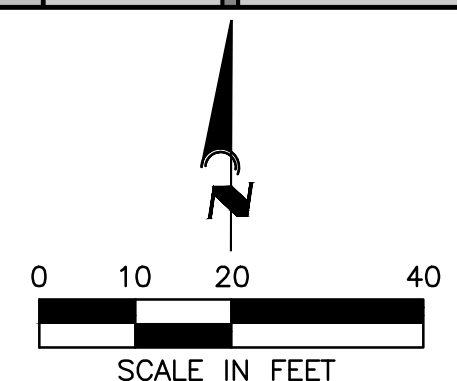
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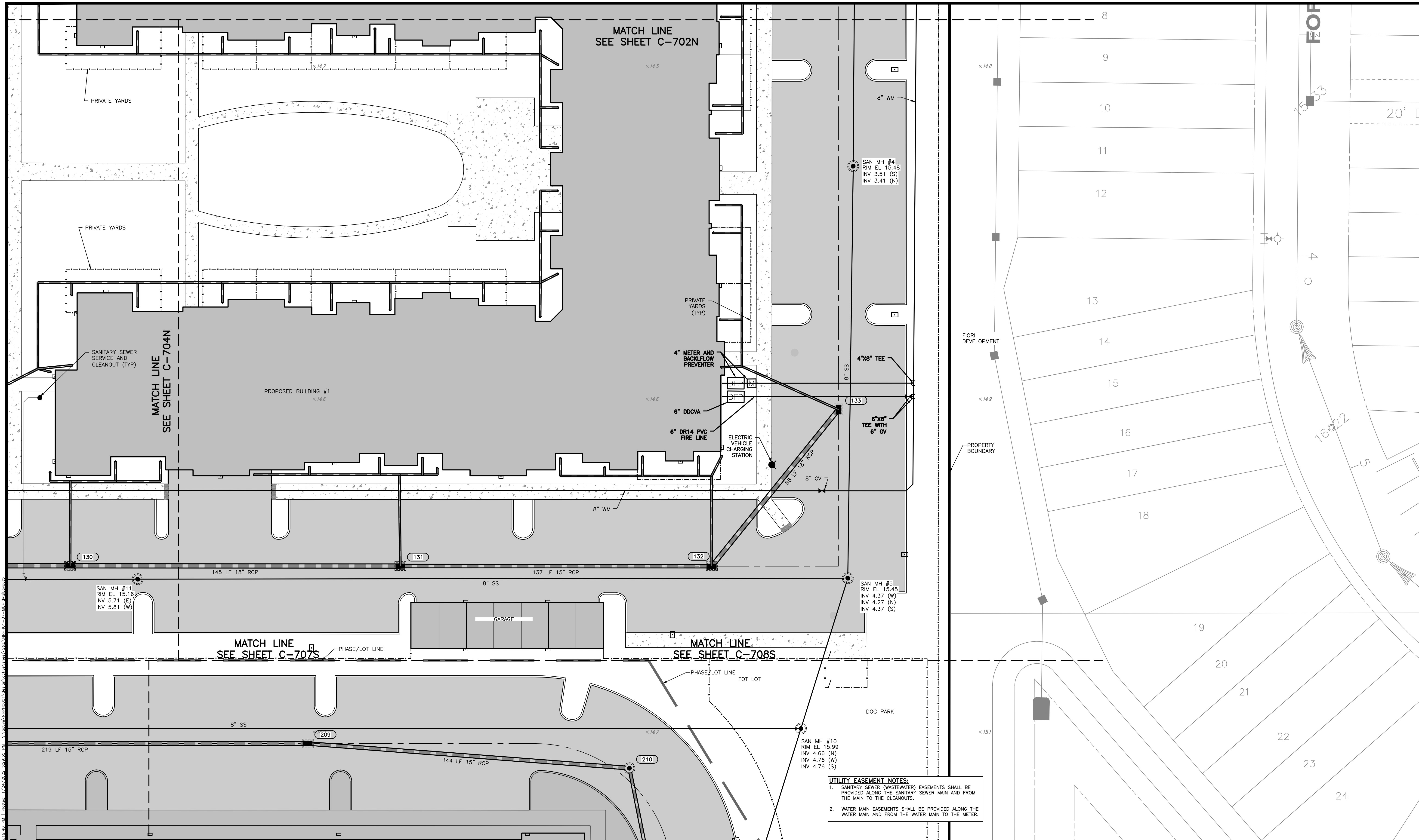
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PROJECT: NRP GROUP, LLC
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 UTILITY PLAN

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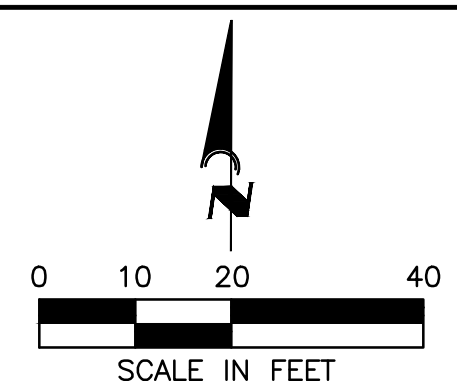


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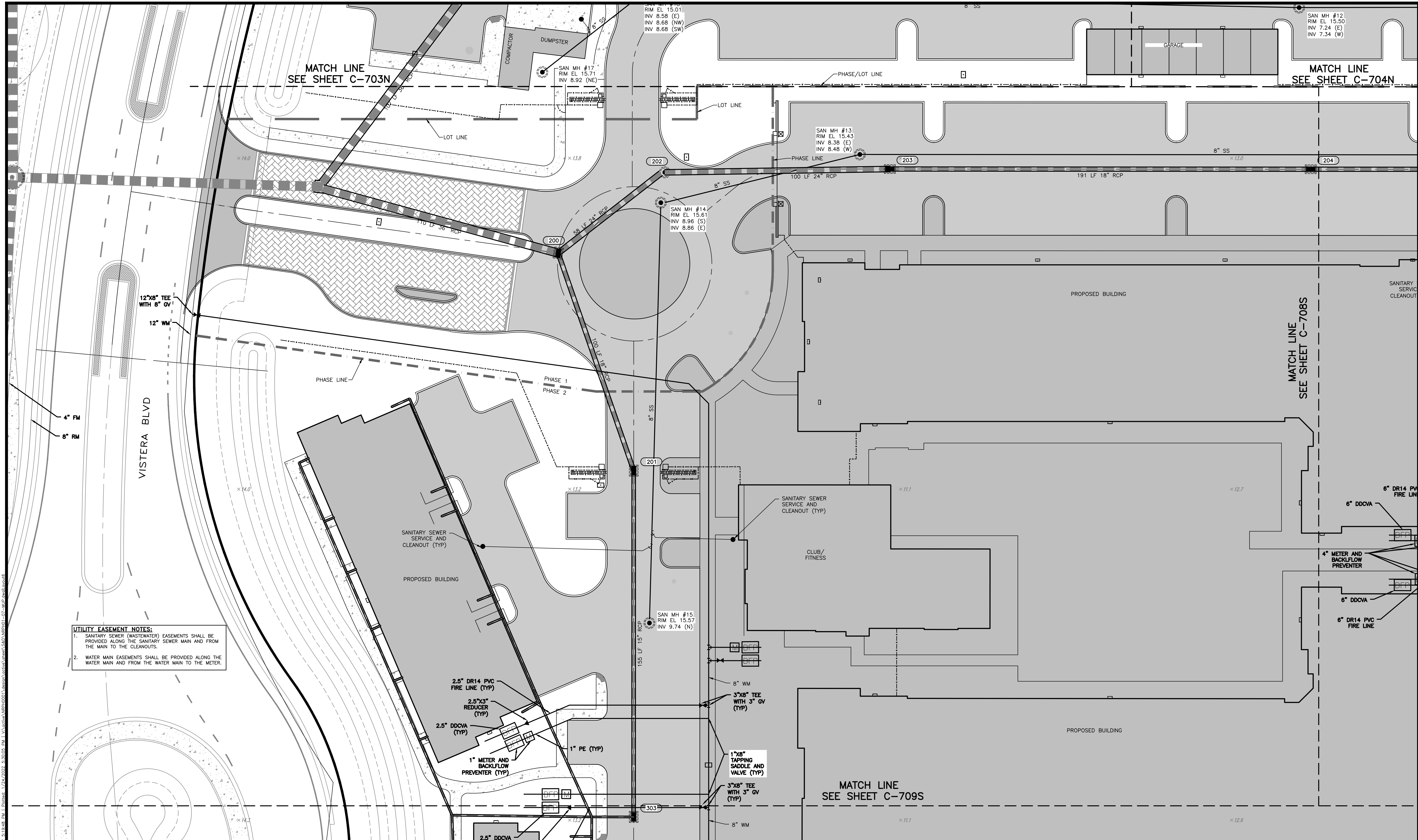
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 VISTERA OF VENICE MULTI-FAMILY
 UTILITY PLAN

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VERTICAL SCALE:	N/A
VERTICAL DATUM:	NGVD 29
PROJECT NUMBER:	NRPH0001
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PROJECT ENGINEER:
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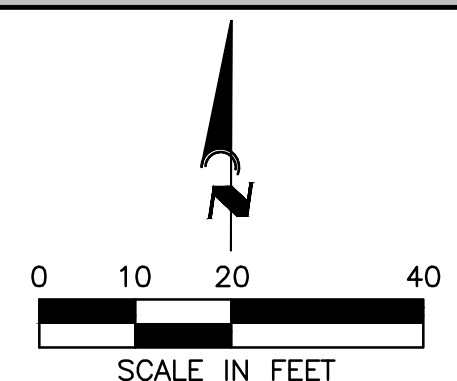


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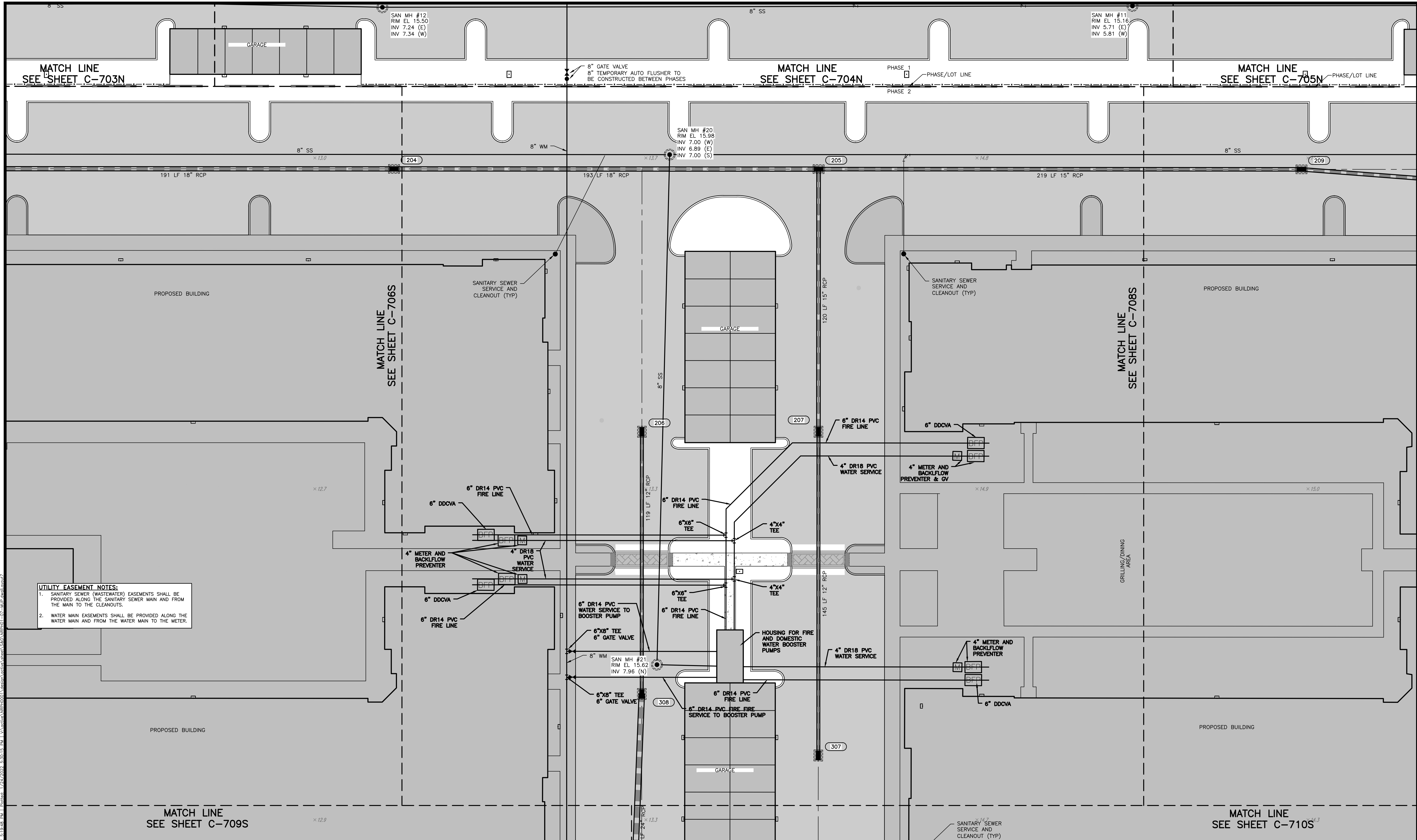
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PROJECT: NRP GROUP, LLC
 VISTERA OF VENICE MULTI-FAMILY
 UTILITY PLAN

HORIZONTAL SCALE:	1"=20'
VERTICAL SCALE:	N/A
VERTICAL DATUM:	NGVD 29
PROJECT NUMBER:	NRPH0001
SHEET NUMBER:	C-706S

PROJECT ENGINEER:
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 DATE: 01/25/22
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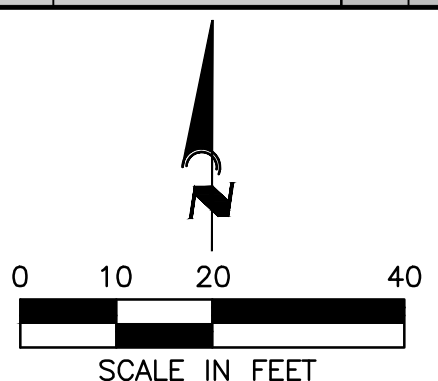
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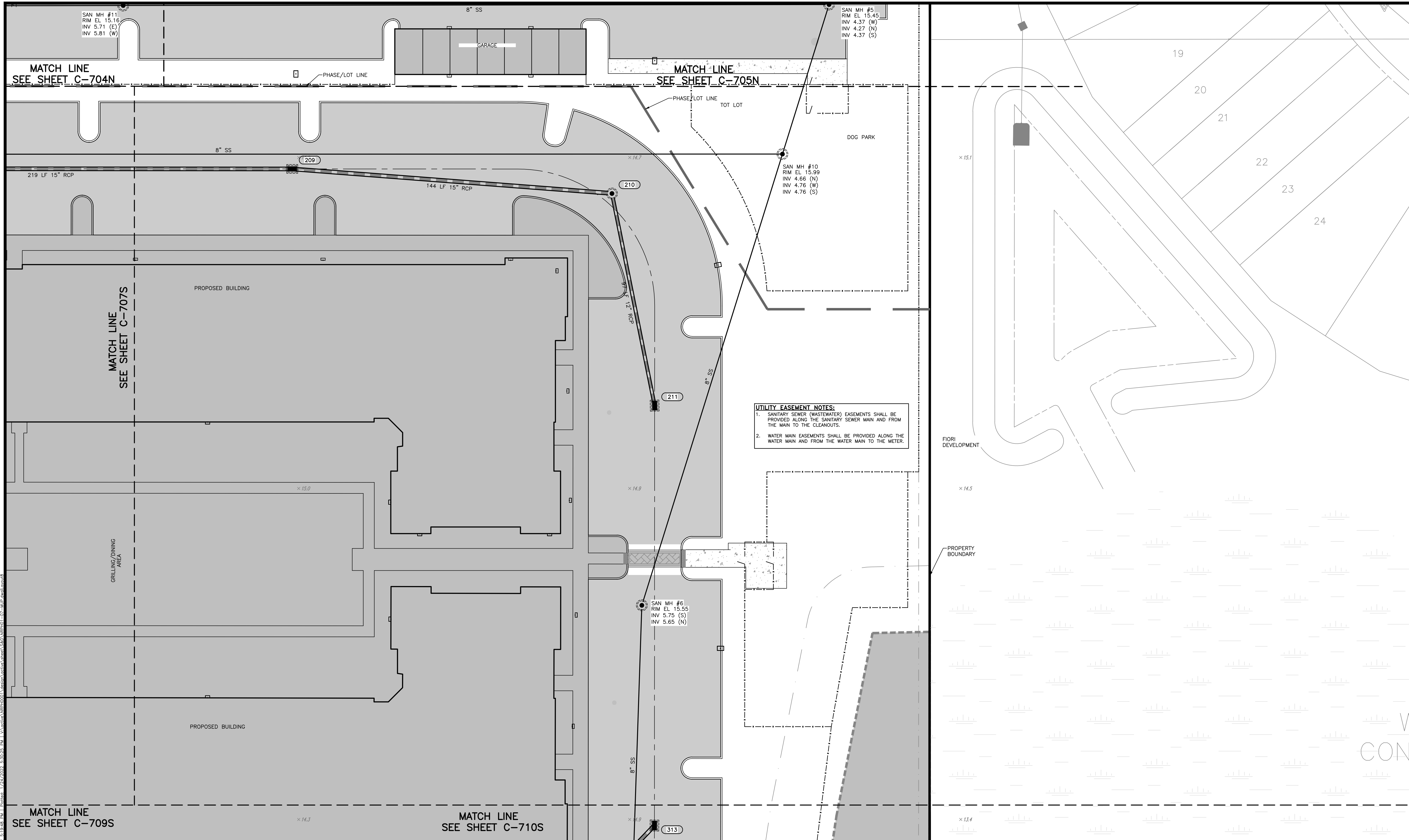
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PROJECT: NRP GROUP, LLC
 VISTERRA OF VENICE MULTI-FAMILY
 UTILITY PLAN

HORIZONTAL SCALE:	1"=20'
VERTICAL SCALE:	N/A
VERTICAL DATUM:	NGVD 29
PROJECT NUMBER:	NRPH0001
SHEET NUMBER:	C-707S

PROJECT ENGINEER:
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 DATE: 01/25/22
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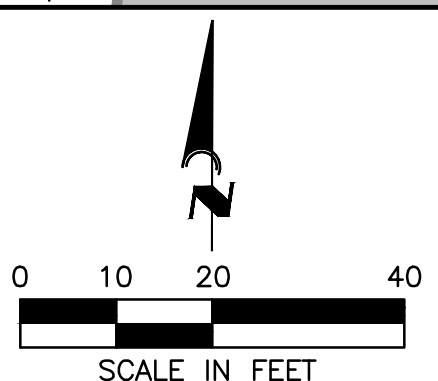
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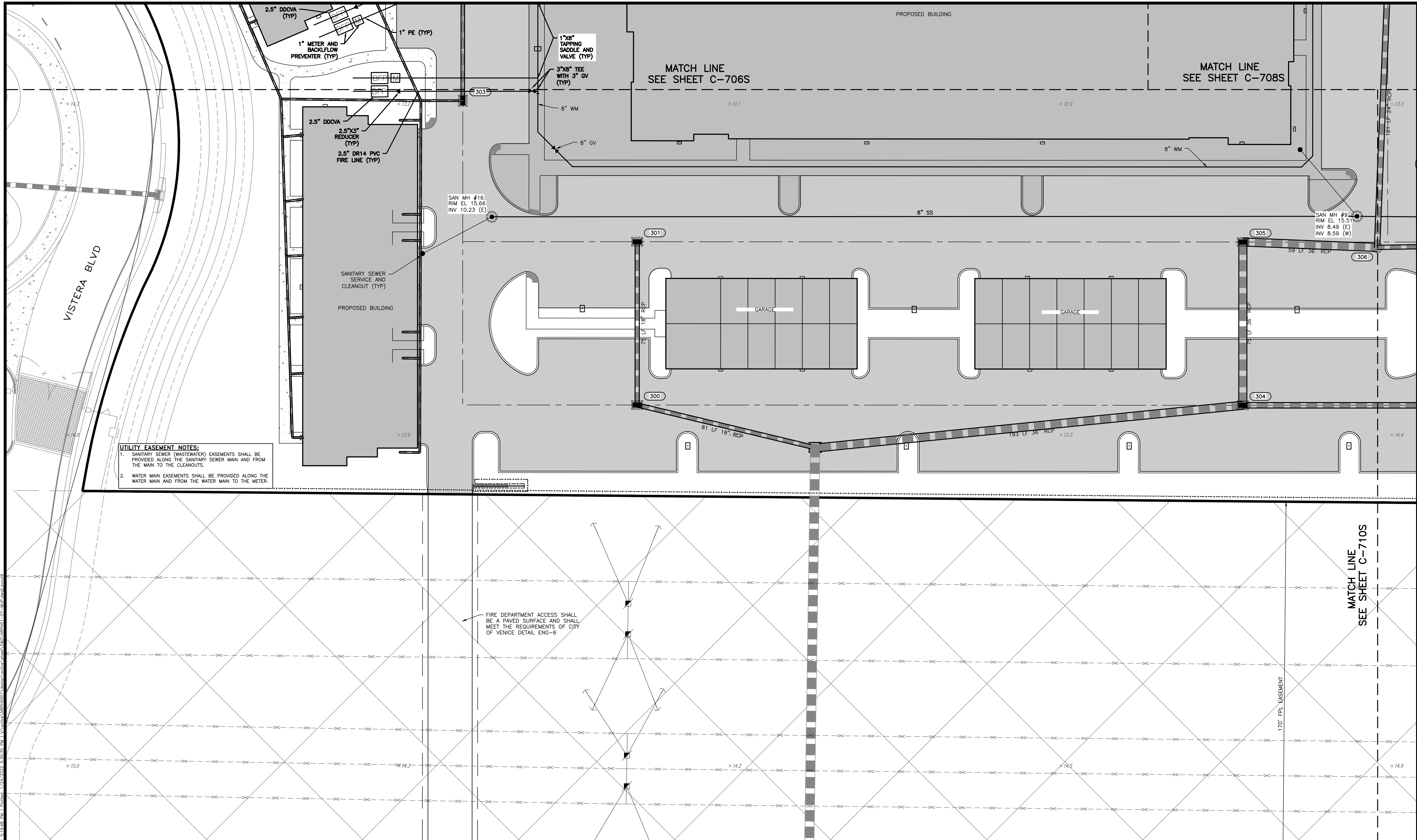
VISTERA OF VENICE MULTI-FAMILY

UTILITY PLAN

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VERTICAL SCALE:	N/A
VERTICAL DATUM:	NGVD 29
PROJECT NUMBER:	NRPH0001
SHEET NUMBER:	C-708S

BOBBY R. CLAYBROOKE, PE 01/25/22

FLORIDA P.E. No. 90804



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FIRE DEPARTMENT ACCESS SHALL BE A PAVED SURFACE AND SHALL MEET THE REQUIREMENTS OF CITY OF VENICE DETAIL ENG-6

REV. No.	REV. DATE	REVISION DESCRIPTION	BY	DATE	REVISION DESCRIPTION	BY
1	12/15/21	REVISED PER CITY S&D COMMENTS	CD			

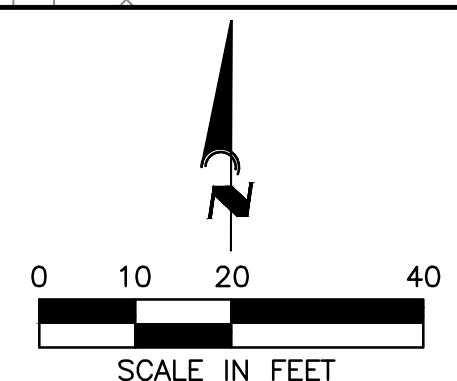
CALL BEFORE YOU DIG!
 "SUNSHINE STATE ONE-CALL CENTER"
 1-800-432-4770
 THE CONTRACTOR SHALL NOTIFY "SUNSHINE STATE ONE-CALL CENTER" AND ALL OTHER UTILITIES FOR LOCATION OF EXISTING FACILITIES PRIOR TO BEGINNING CONSTRUCTION.

ISSUE DATE: **01/19/22**
 ISSUE DESCRIPTION: **100% DD**
 CD

Civil Engineering | Land Surveying

AM ENGINEERING, LLC.

8340 Consumer Court Sarasota, FL 34240
 Phone: (941) 377-9178 | www.amengll.com
 CA #33105 | LB #4334



NRP GROUP, LLC

VISTERRA OF VENICE MULTI-FAMILY

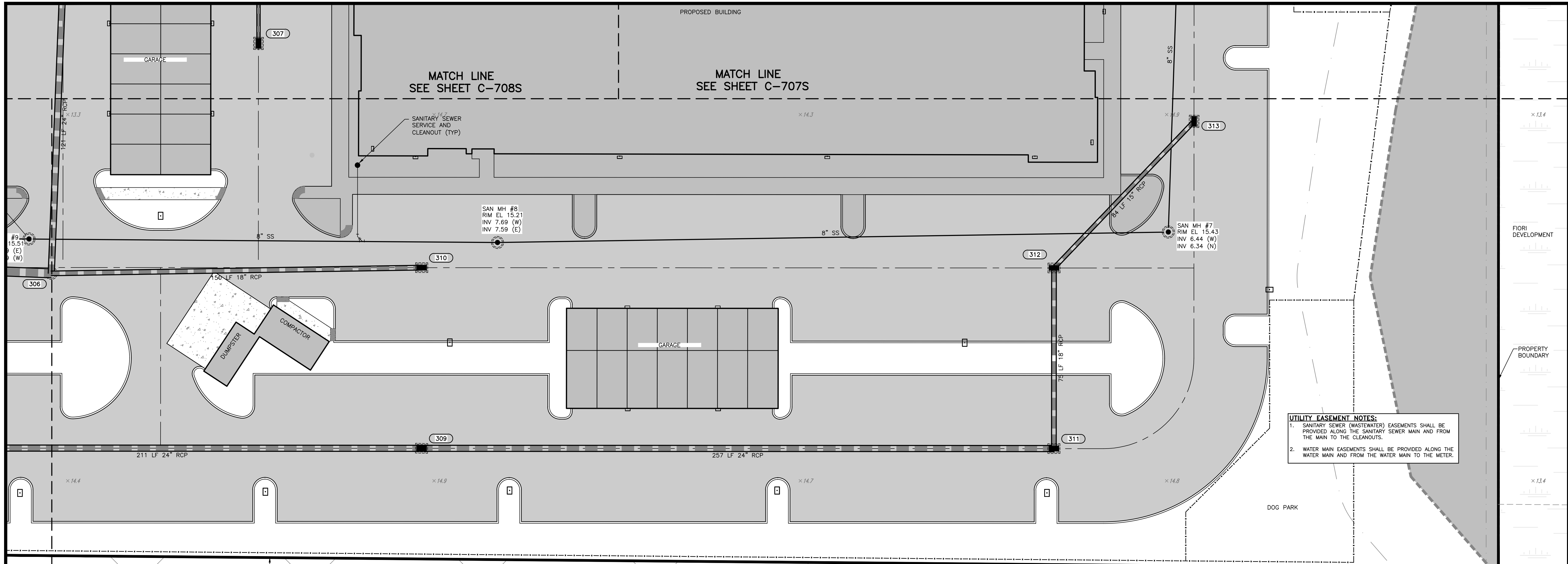
UTILITY PLAN

HORIZONTAL SCALE:	1"=20'
VERTICAL SCALE:	N/A
VERTICAL DATUM:	NGVD 29
PROJECT NUMBER:	NRPH0001
SHEET NUMBER:	C-709S

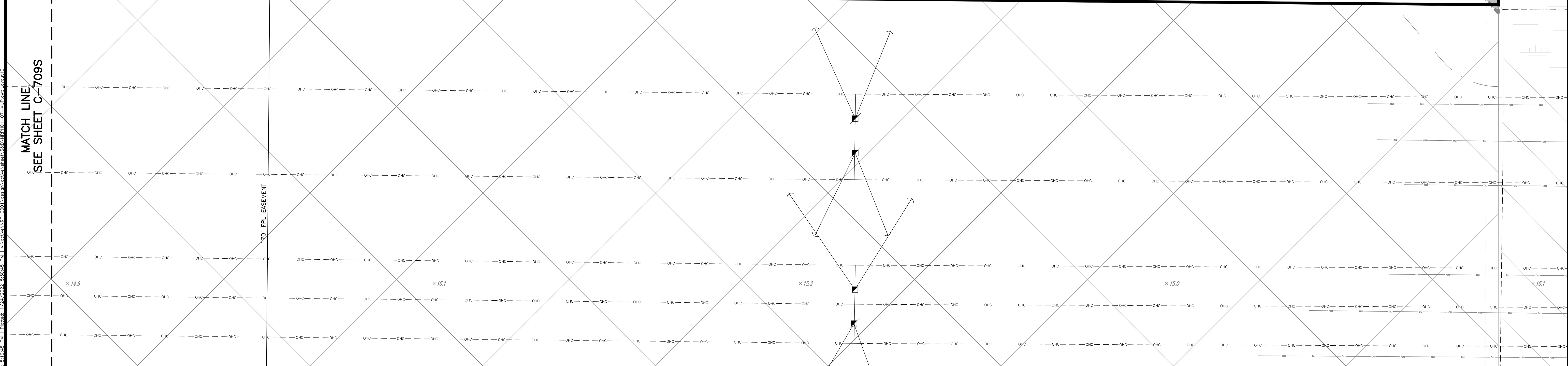
PROJECT ENGINEER:

BOBBI R. CLAYBROOKE, PE **01/25/22**
 DATE

FLORIDA P.E. No. 90804



UTILITY EASEMENT NOTES:
 1. SANITARY SEWER (WASTEWATER) EASEMENTS SHALL BE PROVIDED ALONG THE SANITARY SEWER MAIN AND FROM THE MAIN TO THE CLEANOUTS.
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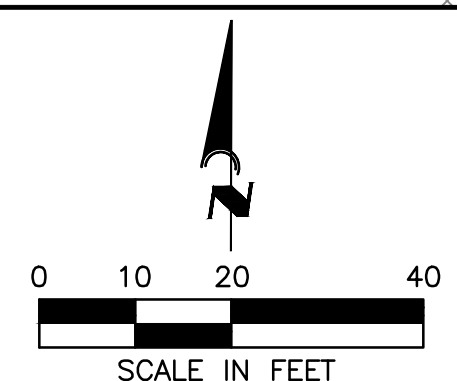


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CLIENT: NRP GROUP, LLC
 PROJECT: VISTERA OF VENICE MULTI-FAMILY
 TITLE: UTILITY PLAN

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