

REPLAT OF TRACTS 306, 501 & 600 OF CIELO (PLAT BOOK 53, PAGE 288)
FOR

SECTION 35, TOWNSHIP 38 SOUTH RANGE 19 EAST
CITY OF VENICE, FLORIDA

GENERAL NOTES:

- 1. OWNERSHIP AND UNIFIED CONTROL STATEMENT:**
THE PROPOSED PROJECT IS OWNED BY BORDER AND JACARANDA HOLDINGS, LLC.
- 2. CHARACTER AND INTENDED USE STATEMENT:**
THE PROPOSED USE IS A COMMERCIAL DEVELOPMENT.
- 3. MAINTENANCE OF COMMON FACILITIES STATEMENT:**
THE VILLAGE AT LAUREL AND JACARANDA SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE ONSITE IMPROVEMENTS INCLUDING STORMWATER MANAGEMENT, PRIVATE UTILITIES, PARKING/ DRIVE AREAS, AND LANDSCAPING.
- 4. EXISTING LAND USE:**
VACANT
- 5. ZONING:**
MILANO PUD; FUTURE LAND USE; MIXED USE RESIDENTIAL (MUR)
- 6. FLOOD ZONE:**
THE SITE LIES WITHIN THE BOUNDARIES OF FLOOD ZONE X PER FIRM MAP 12115C0244F DATED NOVEMBER 4, 2016

7. SITE COVERAGES	
TOTAL ACREAGE:	10.42 AC
EXISTING:	
WETLAND	6.60 AC
POND:	2.18 AC
PROPOSED:	
TO BE DETERMINED AT SITE DEVELOPMENT	

8 PARKING CALCULATIONS

TO BE DETERMINED AT SITE DEVELOPMENT

9. SETBACKS:

FRONT YARD: 10' (ALONG JACARANDA BLVD & LAUREL ROAD)
SIDE YARD: 10' (WEST & SOUTH PROPERTY LINES)

10. MAXIMUM BUILDING HEIGHT:

TO BE DETERMINED AT SITE DEVELOPMENT

A. OPEN SPACE

OPEN SPACE IS PROVIDED IN THE OVERALL MILANO PUD.

B. STORMWATER MANAGEMENT:

STORMWATER MANAGEMENT FOR SITE SHALL BE PROVIDED IN THE EXPANDED POND TO THE WEST.

C. REFUSE AND RECYCLABLE NOTE:

A TRASH COMPACTOR, TRASH COLLECTION AND RECYCLE AREAS TO BE LOCATED ON THE SITE.

D. 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 CODES.
- C. THE CONTRACT SHALL COMPLY WITH THE CITY OF VENICE UTILITY CODES PRIOR TO ANY WORK ONSITE OR OFFSITE SO THAT THE EXACT LOCATION OF ALL UTILITIES CAN BE DETERMINED.
- D. THE CONTRACTOR SHALL NOTIFY THE CITY OF VENICE ENGINEERING DEPARTMENT WITHIN 24 HOURS OF DISCOVERY. IF SAID WELL HAS NO USE IT SHALL BE PLUGGED BY A LICENSED WELL DRILLING CONTRACTOR.
- E. TO THE BEST OF OUR KNOWLEDGE NO SEPTIC TANKS ARE LOCATED ON THIS SITE.
- F. ALL UTILITIES INCLUDING TELEPHONE, TELEVISION CABLE AND ELECTRICAL SYSTEMS SHALL BE INSTALLED UNDERGROUND.
- G. THE CONTRACTOR SHALL COMPLY WITH THE CITY OF VENICE UTILITY CODES PRIOR TO ANY WORK ONSITE OR OFFSITE SO THAT THE EXACT LOCATION OF ALL UTILITIES CAN BE DETERMINED.
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E. UTILITY PROVIDERS:

WATER	SANITARY SEWER	TELEPHONE
CITY OF VENICE	SARASOTA COUNTY	FRONTIER
1200 WARFIELD AVE.	1001 SARASOTA CENTER BLVD.	1659 US 41 BYPASS S
VENICE, FL 34285	SARASOTA, FL 34240	VENICE, FL 34293
(941) 480-3333	(941) 861-5000	(941) 906-6719
(941) 486-2084 FAX		(952) 952-5793 FAX

F. CITY OF VENICE REQUIRED NOTES:

1. ALL WORK CONDUCTED IN THE CITY OF VENICE RIGID (W/ROW) WILL REQUIRE ISSUANCE OF A RIGHT-OF-WAY USE PERMIT.
2. ALL WORK CONDUCTED IN SARASOTA COUNTY AND/OR FDOT ROW SHALL REQUIRE A COPY OF THE ISSUED PERMIT.
3. TREE REMOVAL PERMIT MUST BE OBTAINED FROM CITY OF VENICE.
4. TREE DEVELOPMENT RUMPS DOES NOT EXCEED 10% OF THE ADJACENT RUNOFF VOLUME OR RATE FOR A 24-HOUR, 25-YEAR STORM EVENT.
5. 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.
6. CONSTRUCTION SITE MUST BE POSTED WITH 24-HOUR CONTACT INFORMATION.
7. ALL UTILITIES, WHETHER PUBLIC OR PRIVATE, SHALL MEET CITY OF VENICE STANDARDS FOR WATER AND SARASOTA COUNTY STANDARDS FOR SEWER.
8. CONTACT PUBLIC WORKS/SOLID WASTE DIVISION (941) 486-2422, FOR APPROVAL OF DUMPSTER LOCATION AND LAYOUT PRIOR TO CONSTRUCTION.

G. VERTICAL DATUM:

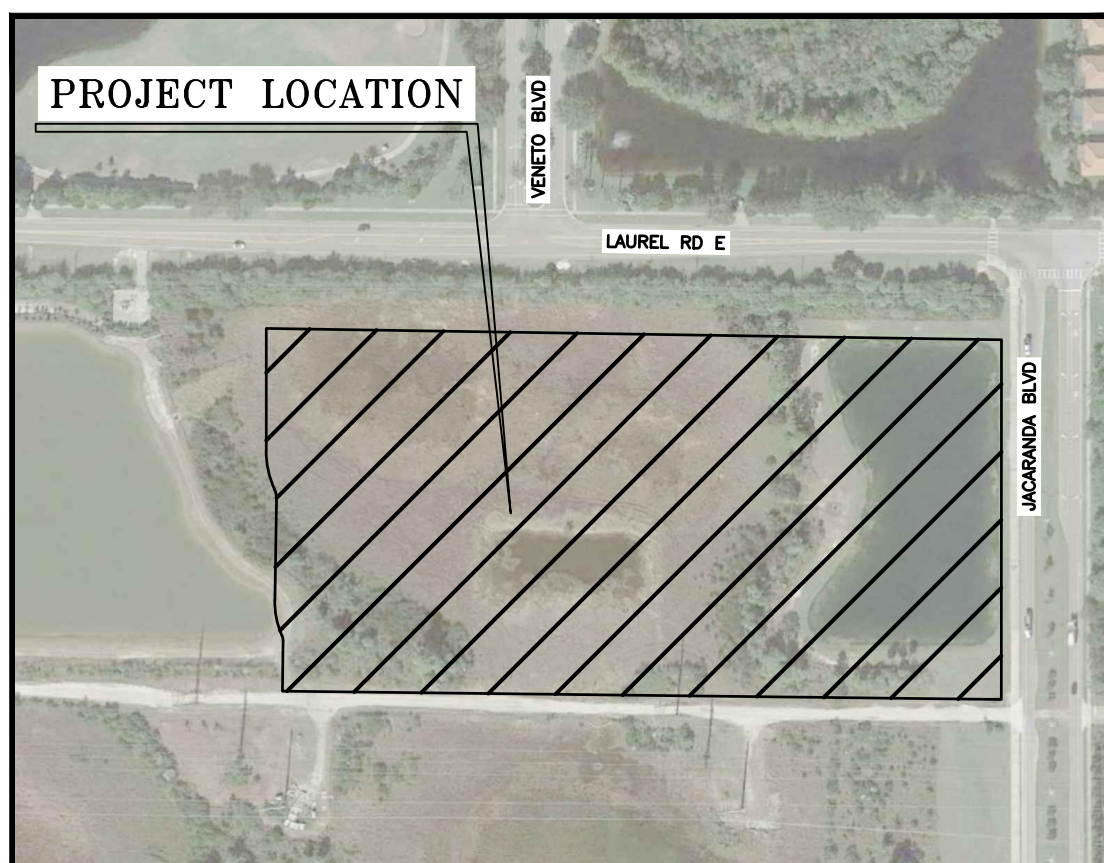
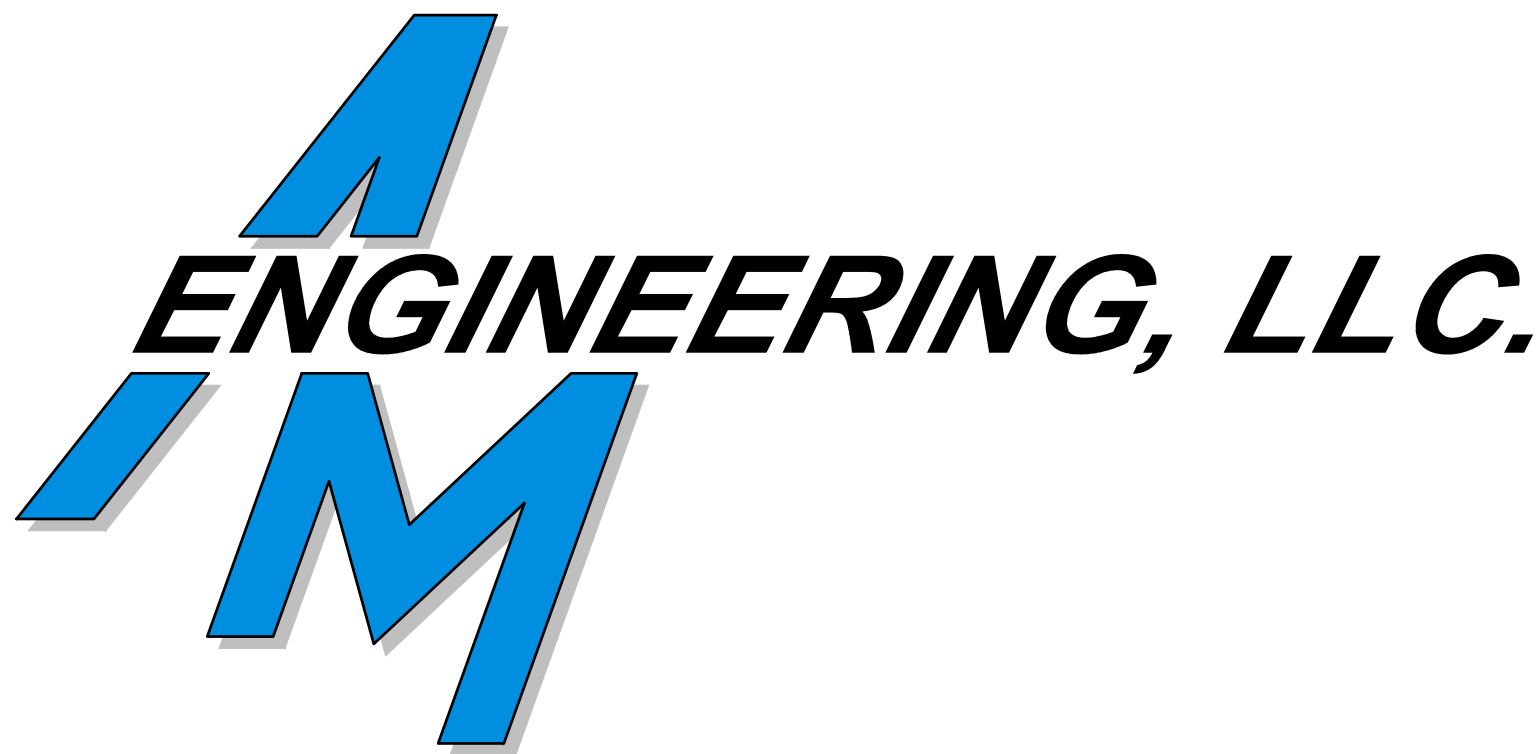
- A. ELEVATIONS (IF ANY) REFER TO NATIONAL GEODETIC VERTICAL DATUM (N.A.V.D.) OF 1988. BENCHMARK USED WAS SARASOTA COUNTY BENCHMARK #P-699 WITH A PUBLISHED ELEVATION=14.06'.

DEVELOPER:
NEAL COMMUNITIES, INC.
5800 LAKEWOOD RANCH BOULEVARD
SARSOTA, FLORIDA. 34240
(941) 328-1037

ENGINEER:
AM ENGINEERING, LLC.
8340 CONSUMER COURT
SARASOTA, FLORIDA 34240
(941) 377-9178

CERTIFICATE OF AUTHORIZATION No. 33105
LICENSED BUSINESS No. 4334

SURVEYOR:
HAMILTON ENGINEERING AND SURVEYING, LLC.
3409 W LEMON STREET
TAMPA, FL. 33609
(813) 250-3535



LOCATION MAP

LATITUDE: N027°8'11.53" LONGITUDE: W082°22'48.99"

INDEX TO SHEETS

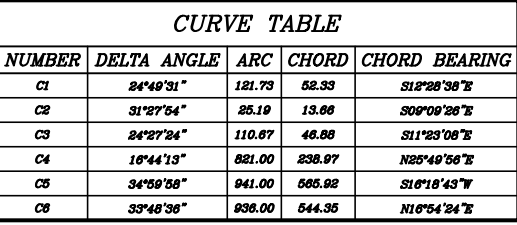
SHEET NO.	DESCRIPTION
1	COVER
2	AERIAL & EXISTING CONDITIONS PLAN
3	PRELIMINARY PLAT

[illegible]

LEGAL DESCRIPTION (BY SURVEYOR)

COMMENCING AT THE NORTHEASTERLY CORNER OF TRACT 700, CIELO SUBDIVISION
AS RECORDED IN PLAT BOOK 53, PAGE 288 OF SARASOTA COUNTY OFFICIAL RECORDS
THENCE SOUTH 00°00'06" WEST, A DISTANCE OF 55.04 FEET ALONG THE WEST RIGHT OF WAY LINE
OF JACARANDA BOULEVARD TO THE POINT OF BEGINNING
THENCE CONTINUE ALONG THE SAID RIGHT OF WAY SOUTH 00°00'06" WEST, 478.24 FEET; THENCE
NORTH 89°14'10" WEST, 935.70 FEET;
THENCE NORTH 00°45'50" EAST, 72.60 FEET;
TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 17.60 FEET AND WHOSE CHORD
BEARS NORTH 11°25'30" WEST, 7.43 FEET;
THENCE NORTH 00°00'06" WEST, 48.24 FEET TO THE BEGINNING OF A CURVE THROUGH A CENTRAL ANGLE OF 24°22'40";
TO A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 110.67 FEET AND WHOSE CHORD BEARS
NORTH 11°23'08" WEST, 46.88 FEET;
THENCE NORTH 47.24 FEET ALONG LAST SAID CURVE THROUGH A CENTRAL ANGLE OF 24°27'24";
THENCE NORTH 00°50'34" EAST, A DISTANCE OF 130.16 FEET;
TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 25.19 FEET AND WHOSE CHORD
BEARS NORTH 09°09'26" WEST, 13.66 FEET;
THENCE NORTH 13.83 FEET ALONG LAST SAID CURVE THROUGH A CENTRAL ANGLE OF 31°27'54";
TO A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 121.73 FEET AND WHOSE CHORD BEARS
NORTH 12°28'38" WEST, 52.72 FEET;
THENCE NORTH 52.74 FEET ALONG LAST SAID CURVE THROUGH A CENTRAL ANGLE OF 24°49'31";
THENCE NORTH 00°03'52" WEST, A DISTANCE OF 159.00 FEET TO THE SOUTH LINE OF TRACT 700 OF
SAID CIELO SUBDIVISION;
THENCE ALONG SAID SOUTH LINE, SOUTH 89°10'25" EAST, 957.24 FEET TO THE POINT OF BEGINNING.

CONTAINING 10.42 ACRES OR 453,769 SQUARE FEET, MORE OR LESS.



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:	ISSUED BY:
ISSUE DESCRIPTION:	

HORIZONTAL SCALE:	1"=150'
VERTICAL SCALE:	N/A
VERTICAL DATUM:	NAVD 1988
PROJECT NUMBER:	NEAL0026
SHEET NUMBER:	3

PROJECT ENGINEER:

D. SHAWN LEINS, P.E.

DATE _____

FLORIDA P.E. No. **41078**