

GENERAL NOTES:

1. **OWNERSHIP AND UNIFIED CONTROL STATEMENT:**
THE PROPOSED PROJECT IS OWNED BY VENCE M VENTURES, LLC.
2. **CHARACTER AND INTENDED USE STATEMENT:**
MULT-FAMILY RESIDENTIAL APARTMENT DEVELOPMENT.
3. **MAINTENANCE OF COMMON FACILITIES STATEMENT:**
VENCE M VENTURES, LLC IS RESPONSIBLE FOR MAINTENANCE OF THE SITE IMPROVEMENTS. THE ON-SITE IMPROVEMENTS WILL BE MAINTAINED BY THE PUBLIC OR MAINTAINED BY THE PUBLIC.
4. **EXISTING LAND USE:**
MOWED LAND / 0306010002
MOWED LAND / 0306010002
5. **ZONING/PROPERTY USE:**
RESIDENTIAL, MULTI-FAMILY (ENCL 1) / 0306010002 (NOT PART OF A SUBDIVISION)
RESIDENTIAL, MULTI-FAMILY (ENCL 1) / 0306010002 (NOT PART OF A SUBDIVISION)
THE ASSOCIATION AGREEMENT DATED JANUARY 11, 2006 APPLIES TO EACH PARCEL.
6. **FLOOD ZONE:**
THE SITE LIES WITHIN THE BUREAU OF FLORIDA'S 2006 FLOOD ZONE / F212101002F, REVEALED NOVEMBER 4, 2014.

TOTAL COVERAGES			
PER	0385-01-0002	0385-02-0002	TOTAL
EXISTING			
SUPERFLOOR	0 AC @ 0.00%	0 AC @ 0.00%	0 AC @ 0.00%
TOTAL	0.00 AC (0.00%)	0.00 AC (0.00%)	0.00 AC (0.00%)
PROPOSED			
SUPERFLOOR	2.81 AC @ 47.00%	4.82 AC @ 34.50%	7.63 AC @ 28.00%
TOTAL	2.81 AC (100.00%)	4.82 AC (100.00%)	7.63 AC (100.00%)
MINIMUM BUILDING COVERAGE:		25.57 AC @ 3.00% = 7.67 AC	
PROPOSED BUILDING COVERAGE:		3.77 AC (17.40%)	

- | BUILDING CODES | | 3.17 AC (14.240) |
|--|-------------------------------|------------------|
| 8. SETBACKS: | | |
| SETBACKS: | REQUIRED | PROVIDED |
| STREET WAYS: | 20'-0" | 20'-0" |
| SIDE WAYS: | 15'-0" | 15'-0" |
| REAR WAYS: | 10'-0" | 10'-0" |
| 9. BUILDING DATA: | | |
| MAXIMUM PERMISSIBLE BUILDING SHALL BE THREE (3) STOREYS, UP TO 45 FT (IMP-3 DESIGN STIMULATES) | | |
| CLOVEBOARD | UP TO 32'-0" / 10'-0" / 1'-0" | |
| BUILDING TYPE 1 | UP TO 32'-0" / 10'-0" / 1'-0" | |
| BUILDING TYPE 2 | UP TO 32'-0" / 10'-0" / 1'-0" | |
| BUILDING TYPE 3 | UP TO 32'-0" / 10'-0" / 1'-0" | |
| BUILDING TYPE 4 | UP TO 32'-0" / 10'-0" / 1'-0" | |
| BUILDING TYPE 5 | UP TO 32'-0" / 10'-0" / 1'-0" | |
| BUILDING TYPE 6 | UP TO 32'-0" / 10'-0" / 1'-0" | |
| BUILDING TYPE 7 | UP TO 32'-0" / 10'-0" / 1'-0" | |
| BUILDING TYPE 8 | UP TO 32'-0" / 10'-0" / 1'-0" | |
| BUILDING TYPE 9 | UP TO 32'-0" / 10'-0" / 1'-0" | |
| BUILDING TYPE 10 | UP TO 32'-0" / 10'-0" / 1'-0" | |
| BUILDING TYPE 11 | UP TO 32'-0" / 10'-0" / 1'-0" | |
| BUILDING TYPE 12 | UP TO 32'-0" / 10'-0" / 1'-0" | |
| BUILDING TYPE 13 | UP TO 32'-0" / 10'-0" / 1'-0" | |
| BUILDING TYPE 14 | UP TO 32'-0" / 10'-0" / 1'-0" | |
| BUILDING TYPE 15 | UP TO 32'-0" / 10'-0" / 1'-0" | |
| BUILDING TYPE 16 | UP TO 32'-0" / 10'-0" / 1'-0" | |
| BUILDING TYPE 17 | UP TO 32'-0" / 10'-0" / 1'-0" | |
| BUILDING TYPE 18 | UP TO 32'-0" / 10'-0" / 1'-0" | |
| BUILDING TYPE 19 | UP TO 32'-0" / 10'-0" / 1'-0" | |
| BUILDING TYPE 20 | UP TO 32'-0" / 10'-0" / 1'-0" | |
| BUILDING TYPE 21 | UP TO 32'-0" / 10'-0" / 1'-0" | |
| BUILDING TYPE 22 | UP TO 32'-0" / 10'-0" / 1'-0" | |
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| BUILDING TYPE 24 | UP TO 32'-0" / 10'-0" / 1'-0" | |
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| BUILDING TYPE 35 | UP TO 32'-0" / 10'-0" / 1'-0" | |
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| BUILDING TYPE 70 | UP TO 32'-0" / 10'-0" / 1'-0" | |
| BUILDING TYPE 71 | UP TO 32'-0" / 10'-0" / 1'-0" | |
| BUILDING TYPE 72 | UP TO 32'-0" / 10'-0" / 1'-0" | |
| BUILDING TYPE 73 | UP TO 32'-0" / 10'-0" / 1'-0" | |
| BUILDING TYPE 74 | UP TO 32'-0" / 10'-0" / 1'-0" | |
| BUILDING TYPE 75 | UP TO 32'-0" / 10'-0" / 1'-0" | |
| BUILDING TYPE 76 | | |

- BUILDING HEIGHT REVISION: THE MAXIMUM PHYSICAL DESIGN DERIVED FROM THE FOLLOWING DETERMINATIONS:
- 1. FEMA FIRST HABITABLE FLOOR REQUIREMENT: THIS PROPERTY IS NOT IN A DESIGNATED FEMA FLOOD ZONE. THIS SITE IS WITHIN THE LIMITS OF FLOOD ZONE "A" AND NO BASE FLOOD ELEVATION HAS BEEN ESTABLISHED FOR THIS AREA.
 - 2. 10 FEET ABOVE THE FIRM FLOODING FOR THE FIRST HABITABLE FLOOR STRUCTURAL SUPPORTS: TO OUR KNOWLEDGE, THERE IS NO FIRM FLOODING IN THIS AREA.
 - 3. 10 FEET ABOVE THE AVERAGE CRONE ELEVATION OF THE ADJACENT ROADS: THE ADJACENT ROADS TO THIS PROJECT ARE CLARK ROAD AND WILSON ROAD. CLARK ROAD HAS AN AVERAGE CRONE ELEVATION OF 13.4 FT (1995) RESULTING IN A BUILDING HEIGHT REQUIREMENT OF 14.9 FT (2005). WILSON ROAD HAS AN AVERAGE CRONE ELEVATION OF 13.0 FT (1995) RESULTING IN A BUILDING HEIGHT REQUIREMENT OF 14.5 FT (2005).
 - 4. THE AVERAGE NATURAL GRADE GAUGED BY HUMAN INTERVENTION: THE EXISTING ON SITE GRADE AVERAGES AT 14.0 FT (2005).

10. **PARKING CALCULATIONS:**
- | | |
|--------------------------|--|
| REQUIRED PARKING RATIO | 2 SPACES FOR EVERY RESIDUAL UNIT |
| REQUIRED PARKING SPACES | 145 UNITS x 2 SPACES = 290 SPACES (EAST SIDE)
138 UNITS x 2 SPACES = 277 SPACES (WEST SIDE)
726 UNITS x 2 SPACES = 1452 SPACES (TOTAL) |
| REQUIRED HANDICAP SPACES | 2% OF TOTAL FOR 201-1000 TOTAL PARKING SPACES, PER TITLE 9
AND 8 OF THE 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN |

- 562 SPACES * 28 = 11,344 (11) HANDCAP SPACES REQUIRED
- LODGING ZONES:
- 9 LODGING ZONES PROVIDED, NOT INCLUDING GARBAGE COLLECTION, OR LEFT STATION ACCESS
- GRAND TREE PRESERVATION:
- 29 PARKING SPACES LOST TO REDUCTION ALONG GRAND TREE
- PROVIDED PARKING SPACES:
- 228 SPACES (INCLUDES 11 HANDCAP SPACES PROVIDED (EAST SIDE))
- 476 SPACES (INCLUDES 11 HANDCAP SPACES PROVIDED (WEST SIDE))
- 542 SPACES (INCLUDES 11 HANDCAP SPACES PROVIDED (TOTAL))
- NOT PROVIDED PARKING IS 6 SPACES LESS THAN REQUIRED, DUE TO GRAND TREE PRESERVATION

11. **STORMWATER MANAGEMENT:**
THIS DEVELOPMENT PROVIDES A MASTER STORMWATER MANAGEMENT SYSTEM THAT IS CONSISTENT WITH CITY OF VENTURA AND SWINCO AGREEMENTS.
12. **REFUSE AND RECYCLABLE NOTE:**
REFUSE AND RECYCLABLES TO BE PICKED UP BY AN AUTHORIZED TRASH HAULER OR TAKEN TO A PRIVATE RECYCLING FACILITY. ALL REFUSE AND RECYCLING TO BE IN ACCORDANCE W/COUNTY CODES. REFUSE COLLECTION SHALL BE PROVIDED BY WASTE MANAGEMENT.

1. UTILITY NOTICES
1. FEED WATERMASTER, FEED MAIN, SANITARY & W/ AND SANDED UTILITY PERMITS ARE REQUIRED
2. WELLS IDENTIFICATION AND SANITARY SERVICE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF WYOMING
3. THE CONTRACTOR SHALL CONTACT "TRANSFORMER STAKE" LINE CALL, ETC. AND ALL OTHER UTILITY COMPANIES PRIOR TO UTILITIES AS FOLLOWS:
4. IN ORDER TO OBTAIN THE LOCATION OF ALL UTILITIES CAN BE DETERMINED.
5. POWER TO BE PROVIDED BY ETC.
6. IN ORDER TO BE PROVIDED BY ETC.
7. IF REQUESTED, TO BE PROVIDED BY TELEPHONE/LOCAL
8. THE CITY OF WYOMING REQUESTS THAT ALL WELLS LOCATED ON THIS SITE
9. AND ALL WELLS FREQUENTLY DURING EARTHQUAKE, EARTHQUAKE OR CONSTRUCTION MUST BE REPORTED TO THE
10. BY A LICENSED WELL DRILLER WITHIN 24 HOURS OF DISCOVERY. A WELL CALL AND NO. OF WELLS SHALL BE PROVIDED
11. TO THE CITY OF WYOMING. THE CITY OF WYOMING REQUESTS THAT ALL WELLS LOCATED ON THIS SITE
12. ALL UTILITIES INCLUDING THE CITY OF WYOMING AND ALL WELLS LOCATED ON THIS SITE.

- | UTILITY PROVIDERS | |
|--|---|
| WATER / SEWER
CITY OF VENICE
200 NARVAIS AVE
VENICE, FL 34280
(941) 480-5335
(941) 488-3084 fax | ELECTRICITY
FLORIDA POWER & LIGHT
3678 S. WASHINGTON BL
SARASOTA, FL 34233
(941) 927-4218 |
| TELEPHONE / CABLE
COMCAST
2225 FRUITVILLE ROAD
VENICE, FLORIDA 34280
(941) 371-8700 | TELEPHONE / CABLE
FRONIER
1808 W. #1 BAYVIEW SOUTH
VENICE, FL 34283
(941) 806-8718
(941) _____ |

1. NO CLEARING WITH HEAVY EQUIPMENT, FILLING OR PLACEMENT OF IMPROVEMENTS OR UTILITY LINES SHALL OCCUR WITHIN THE PROTECTED ROOT ZONE OF ANY CANOPY TREE TO BE SAVED. PER SECTION 5A-246.1(3)(D) OF CITY OF WASHINGTON CODE, THE PROTECTED ROOT ZONE IS DEFINED AS THE DRYLAMP OF THE TREE. ONLY THE REMOVAL OR MOVING IS PERMITTED WITHIN THE PROTECTED ROOT ZONE OF CANOPY TREES TO BE SAVED IF AUTHORIZED BY THE CITY OF WASHINGTON. WHERE AUTHORIZED REMOVAL OF NATIVE VEGETATION WITHIN THE PROTECTED ROOT ZONE OCCURS, THE ADMINISTRATOR MAY REQUIRE THE REPLANTING OF INDIGENOUS VEGETATION.
2. A TREE FIRM SHALL BE REQUIRED TO:

- [illegible]

- [illegible]

1. ELEVATIONS REFER TO NATIONAL GEODESIC DATUM (NAD 83) OF 1929. BENCH MARK USED WAS BM #402, ELEVATION=18.10' NGVD 1929 (17.89' NAD 83).
2. SURVEY DATA WAS CONVERTED FROM NGVD 1929, TO NAD 83 USING VERSION 822718A, RESULTING IN A VERTICAL SHIFT OF -0.115 FT.

OFFSITE WATER MAIN RECORD DRAWINGS FOR
FOR

THE RESERVE AT VENICE

VENICE, FLORIDA
A 276 RENTAL APARTMENT DEVELOPMENT WITH PRIVATE ROADS
SECTION 32, TOWNSHIP 38 SOUTH, RANGE 19 EAST

DEVELOPER:
VENICE MF VENTURES, LLC
P.O. BOX 449
GEISMAR, LA 70734

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

SURVEYOR:
DMK ASSOCIATES
4315 S. ACCESS ROAD
ENGLEWOOD, FLORIDA 34224
(941) 475-6596

LANDSCAPE ARCHITECT:
HUMPHREYS & PARTNERS
LANDSCAPE ARCHITECTURE, LLC
5339 ALPHA ROAD SUITE 300
DALLAS, TX 75240
(972) 701-9639

SHEET NO.	DESCRIPTION
1	COVER
2	EXISTING CONDITIONS PLAN
3	MASTER SITE PLAN
4	MASTER SIGNAGE STRIPING AND SIDEWALK PLAN
5	MASTER STORMWATER MANAGEMENT PLAN
6-9	PAVING GRADING AND DRAINAGE PLAN
10	LAUREL ROAD IMPROVEMENTS
11-12	ROADWAY CROSS SECTIONS
13-15	PAVING GRADING AND DRAINAGE DETAILS
16	STORMWATER POLLUTION PREVENTION PLAN
17	WETLAND MITIGATION PLAN
18	MASTER UTILITY PLAN
19	SITE UTILITY PLAN
20-28	PLAN AND PROFILES
29-30	LIFT STATION SITE PLANS AND DETAILS
31-35	WATER AND SEWER DETAILS

LEGAL DESCRIPTION: (BY DMK ASSOCIATES)

THE WEST 200 FEET OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 32,
TOWNSHIP 36 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA, LESS THE NORTHERLY
70' TAKEN FOR RIGHT-OF-WAY FOR LAUREL ROAD.

CONTAINING 5.92 ACRES, MORE OR LESS.

TOGETHER WITH:

PARCEL B:

THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 32,
TOWNSHIP 36 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA LESS THE NORTHERLY
70' TAKE FOR RIGHT-OF-WAY FOR LAUREL ROAD.

CONTAINING 18.68 ACRES, MORE OR LESS.

POINT BREAK SURVEYING, LLC

CERTIFICATE OF AUTHORIZATION LB 0007384

8111 Blaikie Ct, Suite E
Sarasota, FL 34240
Office: 941-378-4797
Fax: 941-378-0058

CERTIFICATION
I HEREBY CERTIFY THAT THE AS-BUILT
MEASUREMENTS SHOWN HEREON ARE TRUE AND
CORRECT TO THE BEST OF MY KNOWLEDGE AND
BELIEF AS SURVEYED IN THE FIELD UNDER MY
DIRECTION, TOGETHER WITH AS-BUILT MEASUREMENTS
FROM MARKERS POSITIONED AND INFORMATION
PROVIDED BY CONTRACTOR.
DATE OF LAST FIELD MEASUREMENTS: 04-28-20

JEFFERY B. MORROW
LICENSE
NO. 6296
04/29/20
STATE OF
FLORIDA
INDUSTRIAL SAFETY BOARD

BASED ON THE RECORD INFORMATION SHOWN HEREON, CERTIFIED BY A FLORIDA LICENSED SURVEYOR AND MAPPER, I HEREBY CERTIFY THAT THIS PROJECT'S IMPROVEMENTS HAVE BEEN CONSTRUCTED IN SUBSTANTIAL CONFORMANCE WITH THE APPROVED PLANS.


 D. SHAWN LONG, P.E.
 FLORIDA LICENSE NO. 101678


 D. SHAWN LONG
 LICENSE NO. 101678
 STATE OF FLORIDA
 DATE: 1/2/10

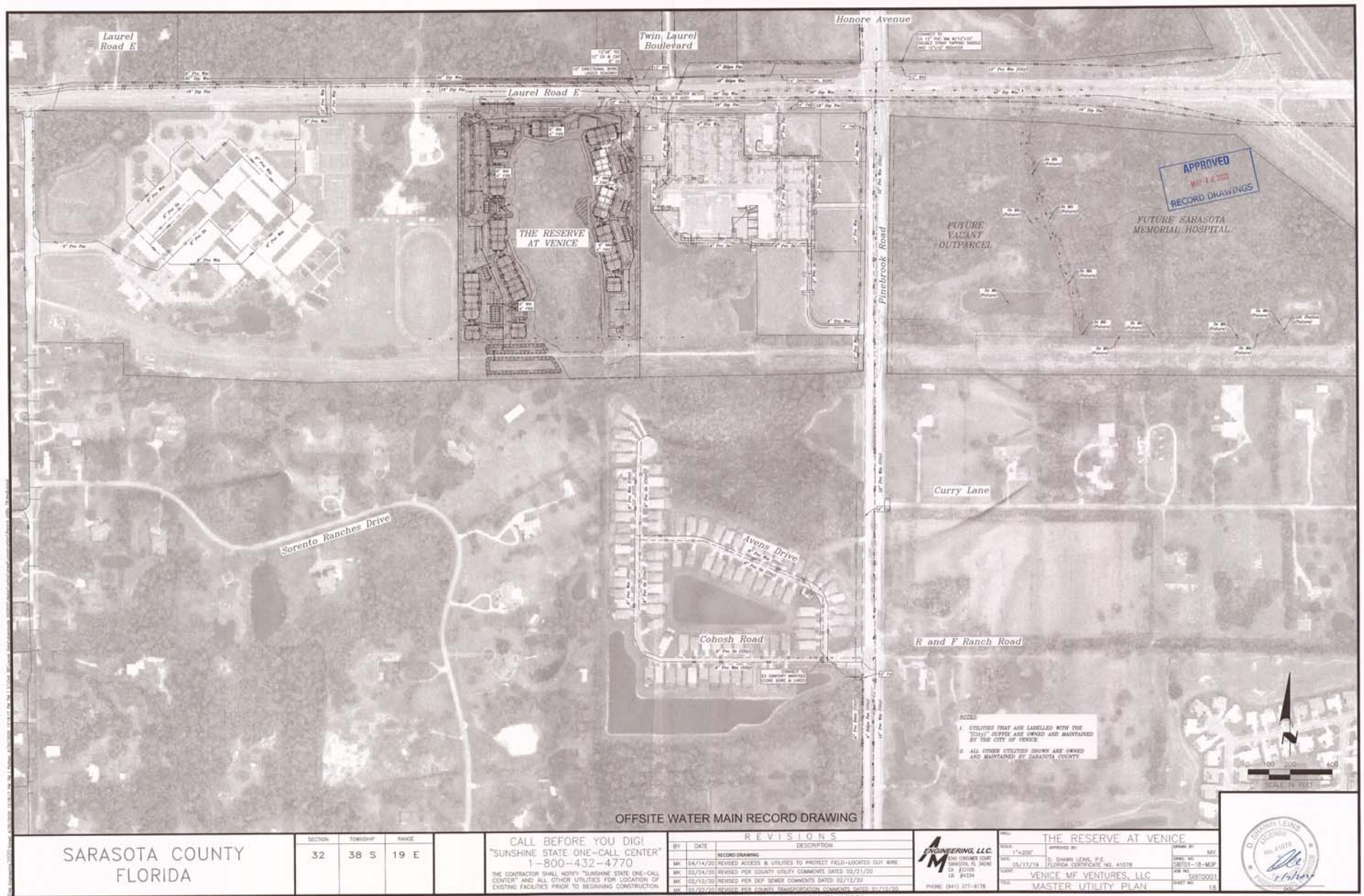


A/M
ENGINEERING, LLC.



REVIEWS	
DATE	DESCRIPTION
04/14/20	RECORD DRAWING
04/17/20	REVISED ACCESS & UTILITIES TO PROTECT FIELD-LOCATED GUY WIRES
05/24/20	REVISED PER CITY UTILITY COMMENTS DATED 02/21/20
05/22/20	REVISED PER DEEP SEWER COMMENTS DATED 03/13/20
05/13/20	REVISED PER CITY UTILITY COMMENTS DATED 04/10/20
12/12/19	REVISED PER CITY UTILITY COMMENTS DATED 09/18/19
11/06/19	REVISED PER CITY UTILITY COMMENTS DATED 10/28/19
10/08/19	REVISED PER CITY COMMENTS DATED 07/01/19
07/02/19	REVISED PER CITY COMMENTS DATED 06/26/19
05/29/19	REVISED PER CITY COMMENTS DATED 05/06/19
05/03/18	REVISED PER SWINING COMMENTS DATED 04/09/18
05/17/17	REVISED PER CITY COMMENTS DATED 03/09/17

[illegible]



OFFSITE WATER MAIN RECORD DRAWING

SARASOTA COUNTY
FLORIDA

SECTION	TOWNSHIP	RANGE
32	38 S	19 E

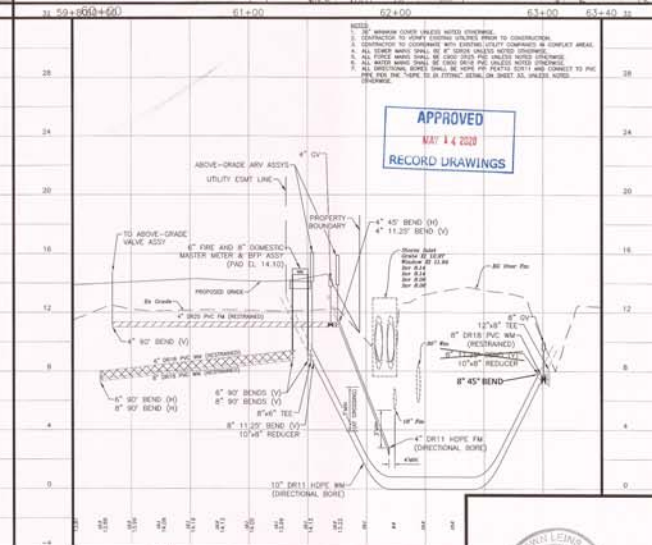
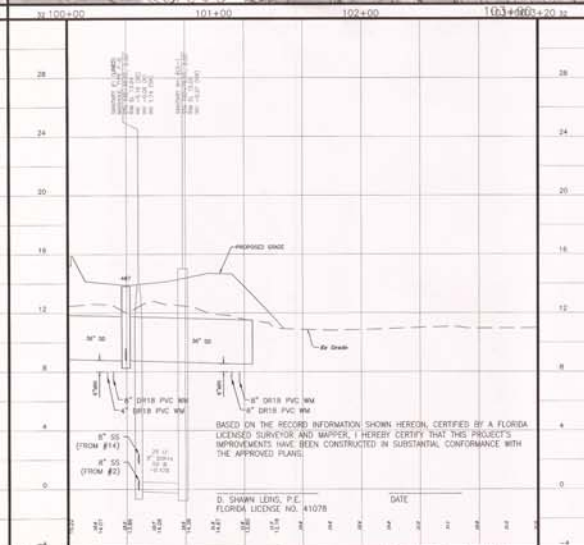
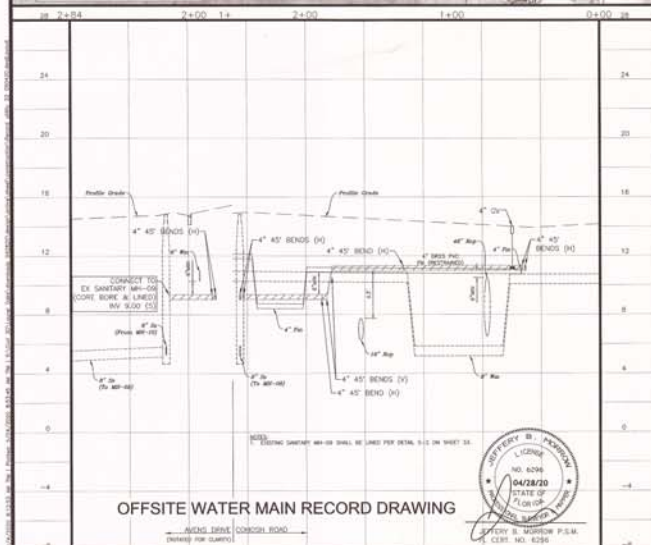
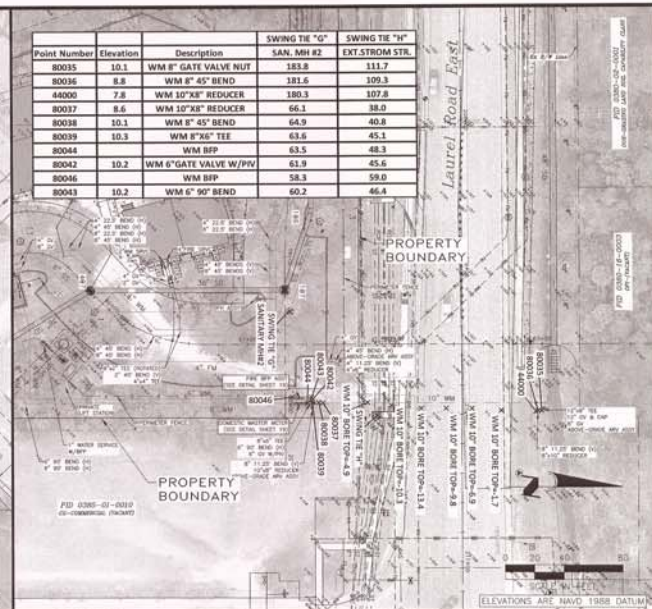
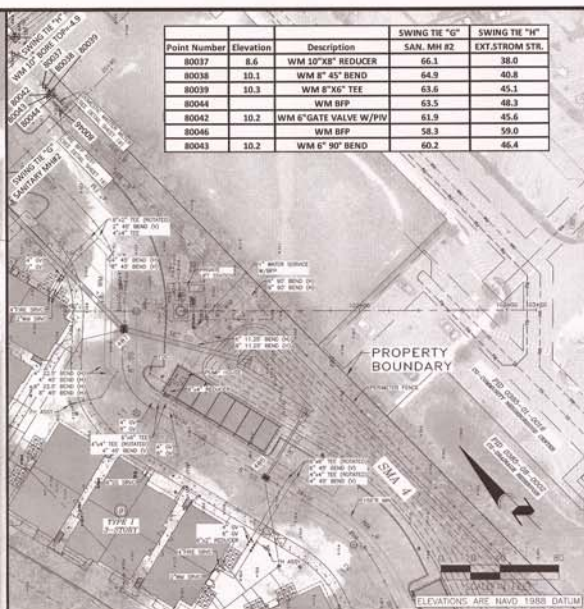
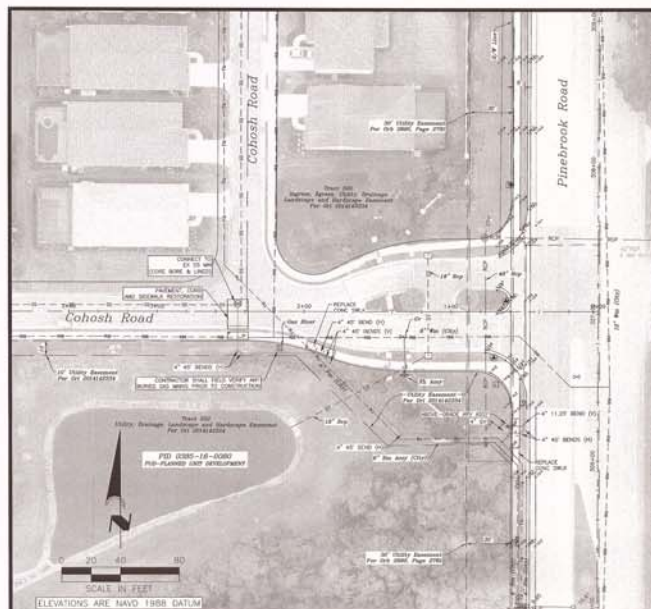
CALL BEFORE YOU DIG!
"SUNSHINE STATE ONE-CALL CENTER"
1-800-432-4770
THE CONTRACTOR SHALL NOTIFY "SUNSHINE STATE ONE-CALL CENTER" AND ALL OTHER UTILITIES FOR LOCATION OF EXISTING FACILITIES PRIOR TO BEGINNING CONSTRUCTION.

BY	DATE	DESCRIPTION
REVISIONS		
RECORD DRAWING		
MM	04/14/20	REVISED ACCESS & UTILITIES TO PROTECT FIELD-LOCATED GUY WIRE
MM	02/24/20	REVISED PER COUNTY UTILITY COMMENTS DATED 02/21/20
MM	02/12/20	REVISED PER DEP SEWER COMMENTS DATED 02/12/20
MM	02/22/20	REVISION PER COUNTY TRANSPORTATION COMMENTS DATED 02/19/20
MM	01/13/20	REVISED PER CITY UTILITY COMMENTS DATED 01/03/20

ENGINEERING, LLC
ONE CHIMNEY COURT
SARASOTA, FL 34236
USA
PHONE: (941) 573-8178

THE RESERVE AT VENICE
APPROVED BY:
DATE: 05/17/20
D. SHAWNS LEWIS, P.E.
FLORIDA CERTIFICATE NO. 41078
VENICE, FL VENTURES, LLC
MASTER UTILITY PLAN
SHEET 0001
OF 18





POINT BREAK SURVEYING, LLC
 CERTIFICATE OF AUTHORIZATION LB 0007384
 8111 Brinkley Ct, Suite E
 Sarasota, FL 34240
 Office 941-378-4787
 Fax 941-378-4688

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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.

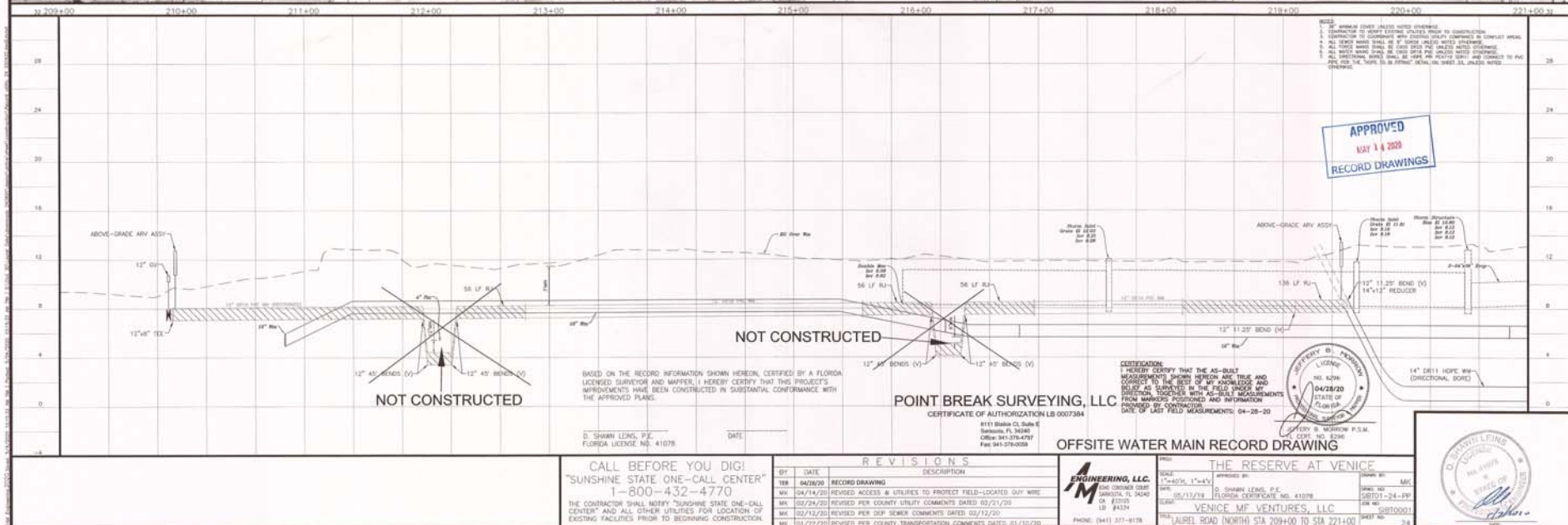
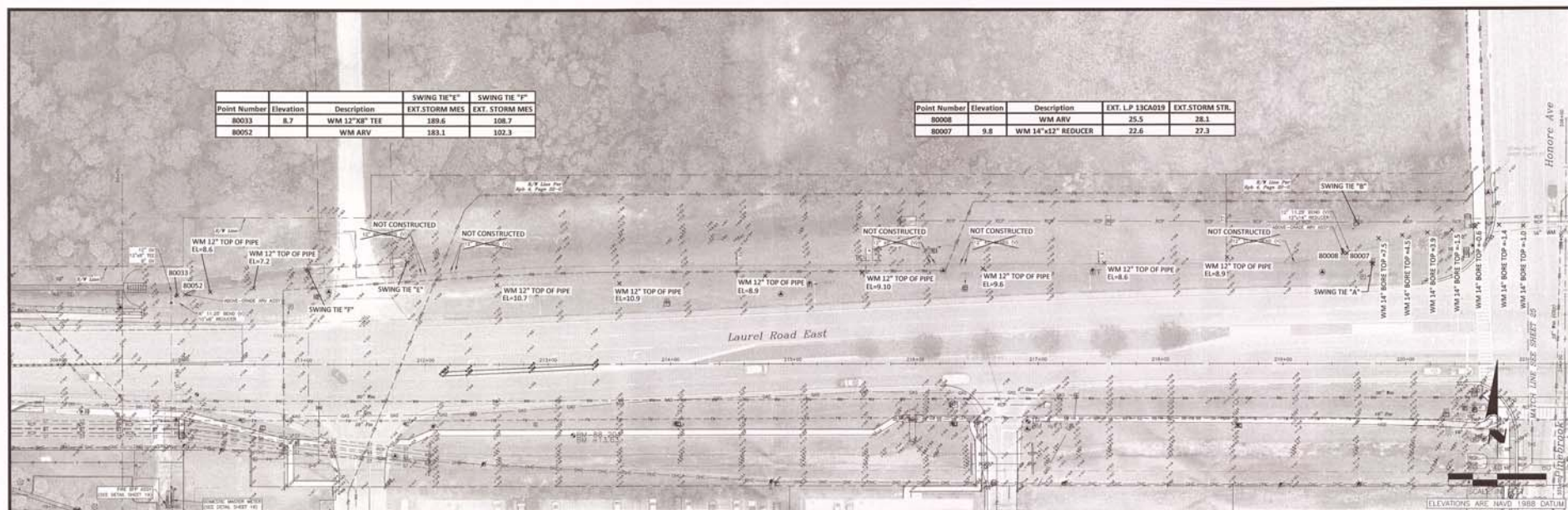
REVISIONS

BY	DATE	DESCRIPTION
118	04/28/09	RECORD DRAWING
118	04/14/09	REVISED NOTES & UTILITIES TO PROTECT FIELD-LOCATED GUY WIRE
118	02/24/09	REVISED PER COUNTY UTILITY COMMENTS DATED 02/21/09
118	02/12/09	REVISED PER DEP. SENIOR COMMENTS DATED 02/12/09
118	01/13/09	REVISED PER COUNTY TRANSPORTATION COMMENTS DATED 01/13/09
118	01/13/09	REVISED PER CITY UTILITY COMMENTS DATED 01/13/09

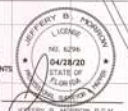
THE RESERVE AT VENICE
 APPROVED BY: [Signature]
 DATE: 05/17/09
 PROJECT NO: 05011-22-PP
 SHEET NO: 22
 VENICE, FL 33596
 VENICE, FL 33596
 VENICE, FL 33596

Point Number	Elevation	Description	SWING TIE "E"	SWING TIE "F"
80033	8.7	WM 12"X8" TEE	189.6	108.7
80052		WM ARV	183.1	102.3

Point Number	Elevation	Description	EXT. LP 13CA019	EXT STORM STR.
80008		WM ARV	25.5	28.1
80007	9.8	WM 14"x12" REDUCER	22.6	27.3



APPROVED
MAY 14 2020
RECORD DRAWINGS



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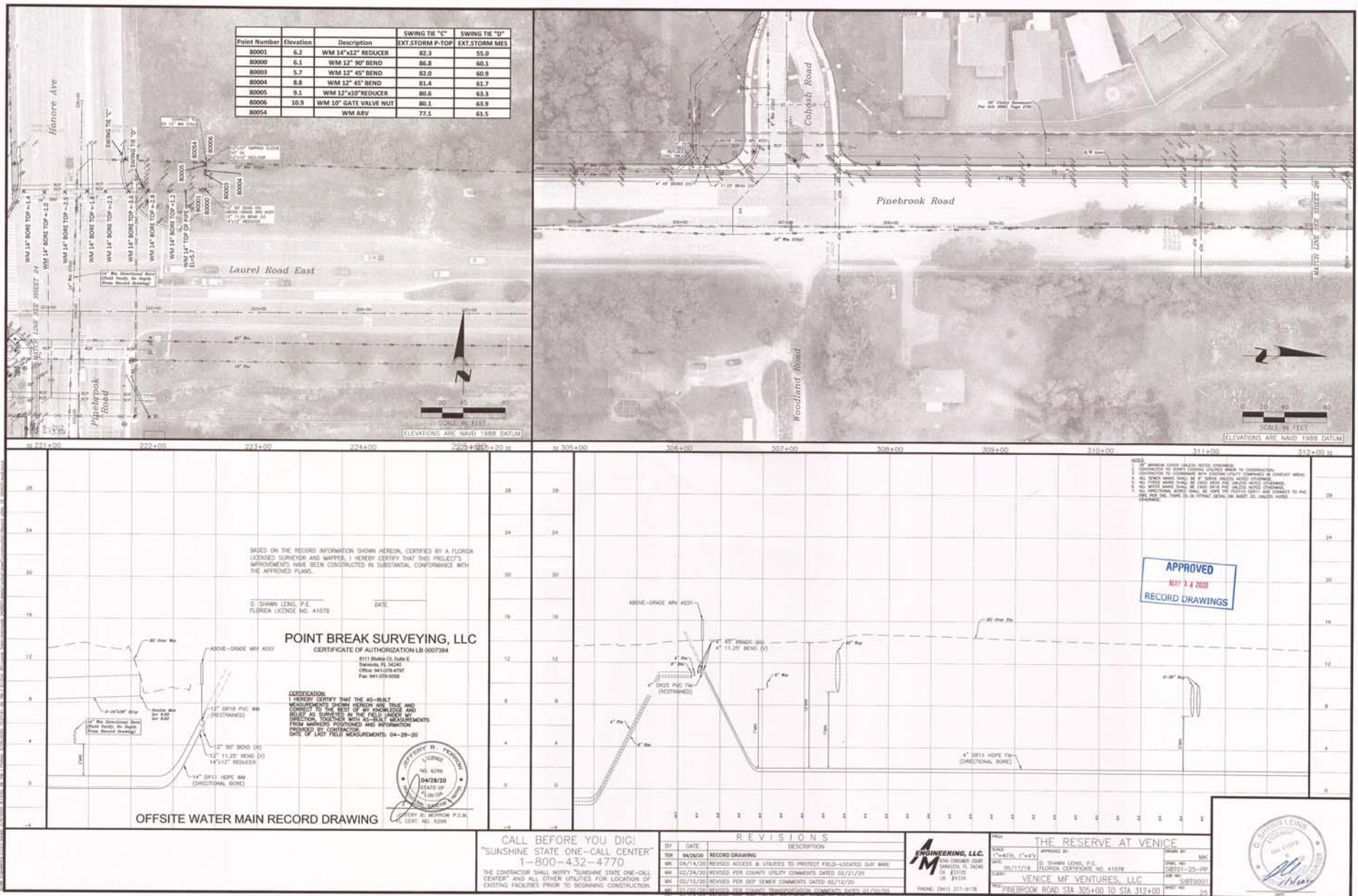
THE CONTRACTOR SHALL NOTIFY "SUNSHINE STATE ONE-CALL CENTER" AND ALL OTHER UTILITIES FOR LOCATION OF EXISTING FACILITIES PRIOR TO BEGINNING CONSTRUCTION.

BY	DATE	DESCRIPTION
DR	04/26/20	RECORD DRAWING
MA	04/24/20	REVISED ACCESS & UTILITIES TO PROTECT FIELD-LOCATED GUY WIRE
MA	02/24/20	REVISED PER COUNTY UTILITY COMMENTS DATED 02/21/20
MA	02/12/20	REVISED PER DCP SENIOR COMMENTS DATED 02/12/20
MA	01/22/20	REVISED PER DCP SENIOR COMMENTS DATED 01/22/20
MA	01/15/20	REVISED PER GUY UTILITY COMMENTS DATED 01/15/20

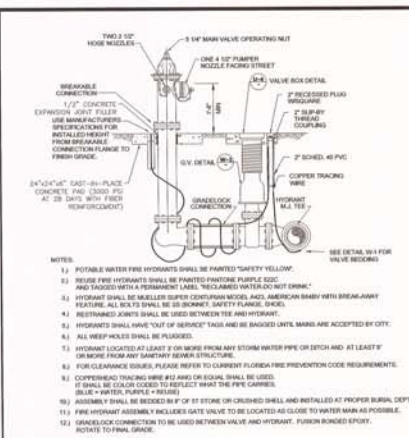
ENGINEERING, LLC
ONE CHURCH STREET
VENICE, FL 33596
CA 82015
LP 141534
PHONE (248) 571-8178

THE RESERVE AT VENICE
APPROVED BY:
DATE: 05/12/20
D. SHAWN LENO, P.E.
FLORIDA LICENSE NO. 6294
VENICE, FL 33596
VENICE, FL 33596
LAUREL ROAD (NORTH) STA 209+00 TO STA 221+00

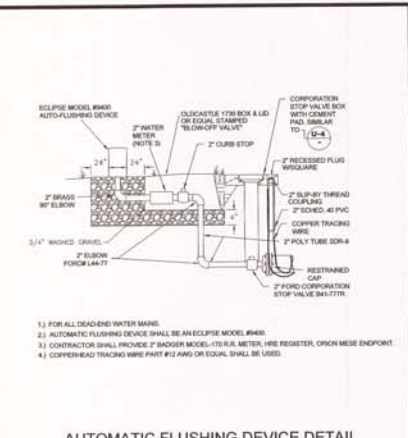
DATE	BY	DESCRIPTION
05/12/20	DR	RECORD DRAWING
05/12/20	MA	REVISED PER COUNTY UTILITY COMMENTS DATED 05/12/20
05/12/20	MA	REVISED PER DCP SENIOR COMMENTS DATED 05/12/20
05/12/20	MA	REVISED PER GUY UTILITY COMMENTS DATED 05/12/20



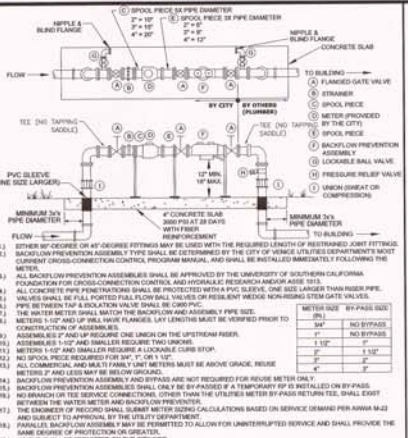
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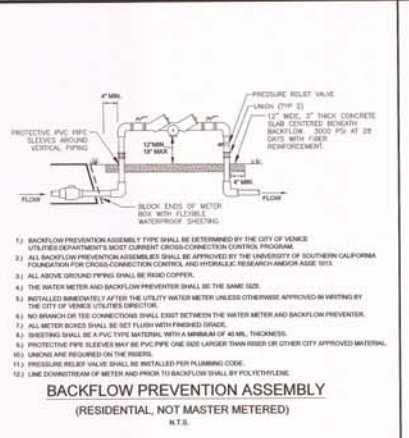
CITY OF VENICE ENGINEERING DEPARTMENT	UTILITIES - WATER	DATE JAN. 2019
401 WEST VENICE AVE. VENICE, FL 33596 (941) 490-2020 FAX (941) 490-3031	FIRE HYDRANT ASSEMBLY	SHEET NO. W-2



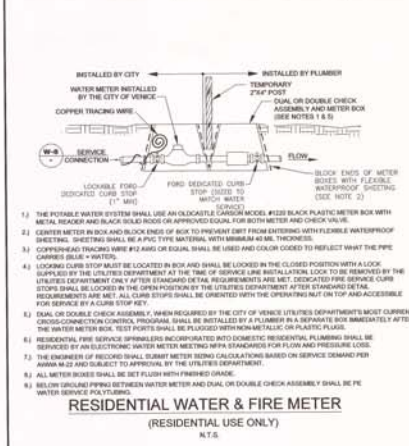
CITY OF VENICE ENGINEERING DEPARTMENT	UTILITIES - WATER	DATE JAN. 2019
401 WEST VENICE AVE. VENICE, FL 33596 (941) 490-2020 FAX (941) 490-3031	AUTOMATIC FLUSHING DEVICE	SHEET NO. W-3



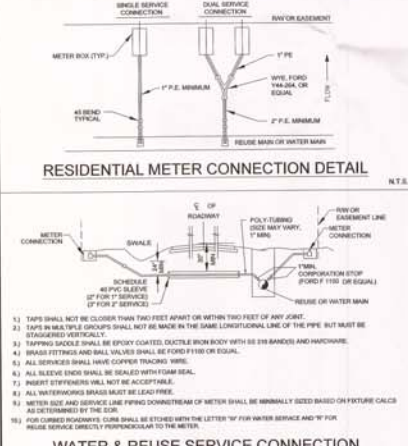
CITY OF VENICE ENGINEERING DEPARTMENT	UTILITIES - WATER	DATE JAN. 2019
401 WEST VENICE AVE. VENICE, FL 33596 (941) 490-2020 FAX (941) 490-3031	WATER & REUSE METER & BACKFLOW	SHEET NO. W-4



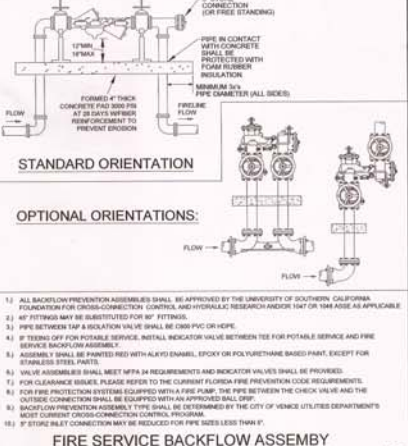
CITY OF VENICE ENGINEERING DEPARTMENT	UTILITIES - WATER	DATE JAN. 2019
401 WEST VENICE AVE. VENICE, FL 33596 (941) 490-2020 FAX (941) 490-3031	BACKFLOW ASSEMBLY (NO MASTER METER)	SHEET NO. W-5



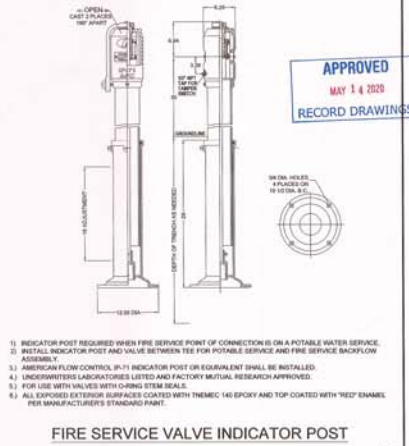
CITY OF VENICE ENGINEERING DEPARTMENT	UTILITIES - WATER	DATE JAN. 2019
401 WEST VENICE AVE. VENICE, FL 33596 (941) 490-2020 FAX (941) 490-3031	RESIDENTIAL WATER & FIRE METER	SHEET NO. W-6



CITY OF VENICE ENGINEERING DEPARTMENT	UTILITIES - WATER	DATE JAN. 2019
401 WEST VENICE AVE. VENICE, FL 33596 (941) 490-2020 FAX (941) 490-3031	RESIDENTIAL METER & FIRE SERVICE CONNECTION	SHEET NO. W-8



CITY OF VENICE ENGINEERING DEPARTMENT	UTILITIES - WATER	DATE JAN. 2019
401 WEST VENICE AVE. VENICE, FL 33596 (941) 490-2020 FAX (941) 490-3031	FIRE SERVICE BACKFLOW ASSEMBLY	SHEET NO. W-9



CITY OF VENICE ENGINEERING DEPARTMENT	UTILITIES - WATER	DATE JAN. 2019
401 WEST VENICE AVE. VENICE, FL 33596 (941) 490-2020 FAX (941) 490-3031	FIRE SERVICE INDICATOR POST	SHEET NO. W-10

OFFSITE WATER MAIN RECORD DRAWING

CALL BEFORE YOU DIG!
"SUNSHINE STATE ONE-CALL CENTER"
1-800-432-4770

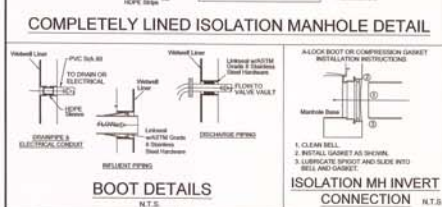
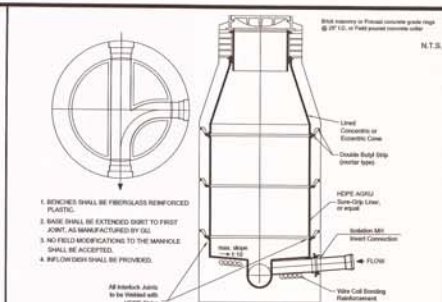
THE CONTRACTOR SHALL NOTIFY "SUNSHINE STATE ONE-CALL CENTER" AND ALL OTHER UTILITIES FOR LOCATION OF EXISTING FACILITIES PRIOR TO BEGINNING CONSTRUCTION.

BY	DATE	DESCRIPTION
SK	04/14/20	REVISED ACCESS & UTILITIES TO PROJECT FIELD-LOCATED SHIP WIRE
SK	02/24/20	REVISED PER COUNTY UTILITY COMMENTS DATED 02/21/20
SK	02/12/20	REVISED PER DEP POWER COMMENTS DATED 02/12/20
SK	01/22/20	REVISED PER DEP POWER COMMENTS DATED 01/22/20
SK	01/12/20	REVISED PER DEP POWER COMMENTS DATED 01/12/20

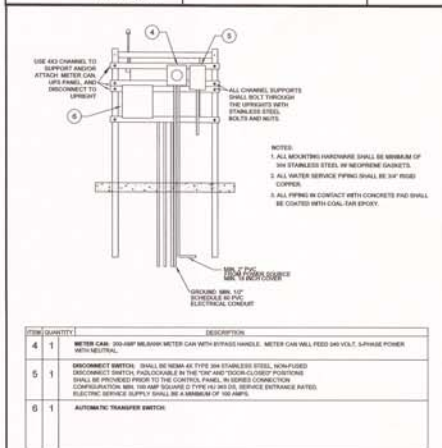
ENGINEERING, LLC
100 CONSUMED DRIVE
VENICE, FL 33596
(941) 490-2020
FAX (941) 490-3031

THE RESERVE AT VENICE
APPROVED BY: D. SHAWN LEWIS, P.E.
DATE: 08/17/19
PROJECT: VENICE, FL, PENTHOUSE, LLC
WATER AND SEWER DETAILS





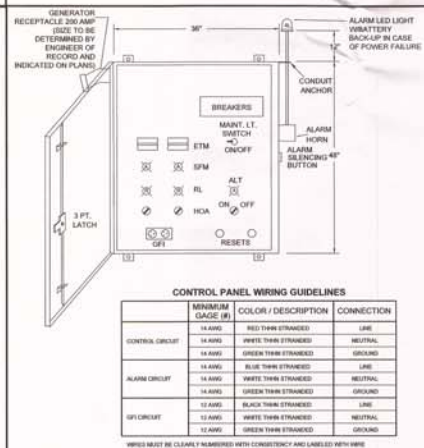
CITY OF VENICE ENGINEERING DEPARTMENT	UTILITIES - LIFT STATION ISOLATION MANHOLE & BOOT DETAILS	DATE JAN. 2019
401 WEST VENICE AVE. VENICE, FL 33596 (941) 499-2028 FAX (941) 499-3031		SHEET NO. LS-3



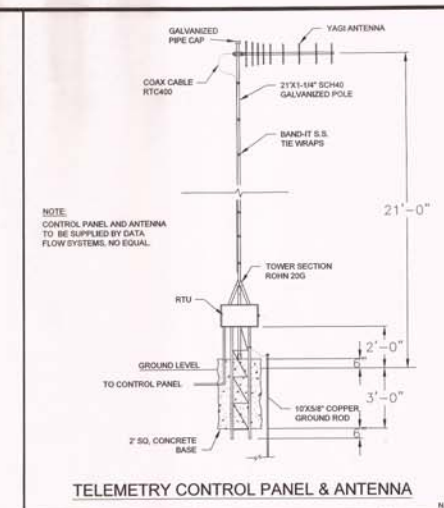
CITY OF VENICE ENGINEERING DEPARTMENT	UTILITIES - LIFT STATION CONTROL PANEL BACK	DATE JAN. 2019
401 WEST VENICE AVE. VENICE, FL 33596 (941) 499-2028 FAX (941) 499-3031		SHEET NO. LS-7



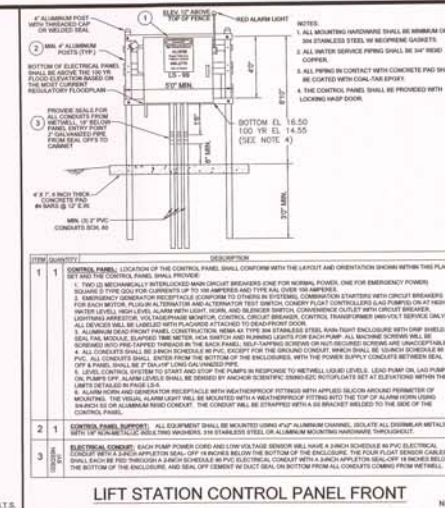
CITY OF VENICE ENGINEERING DEPARTMENT	UTILITIES - LIFT STATION LIFT STATION TELEMETRY	DATE JAN. 2019
401 WEST VENICE AVE. VENICE, FL 33596 (941) 499-2028 FAX (941) 499-3031		SHEET NO. LS-5



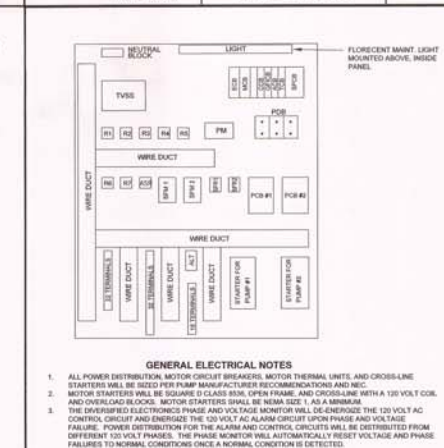
CITY OF VENICE ENGINEERING DEPARTMENT	UTILITIES - LIFT STATION ENCLOSURE & DEADFRONT LAYOUT	DATE JAN. 2019
401 WEST VENICE AVE. VENICE, FL 33596 (941) 499-2028 FAX (941) 499-3031		SHEET NO. LS-8



CITY OF VENICE ENGINEERING DEPARTMENT	UTILITIES - LIFT STATION BACKPLATE LAYOUT	DATE JAN. 2019
401 WEST VENICE AVE. VENICE, FL 33596 (941) 499-2028 FAX (941) 499-3031		SHEET NO. LS-9



CITY OF VENICE ENGINEERING DEPARTMENT	UTILITIES - LIFT STATION CONTROL PANEL FRONT	DATE JAN. 2019
401 WEST VENICE AVE. VENICE, FL 33596 (941) 499-2028 FAX (941) 499-3031		SHEET NO. LS-6



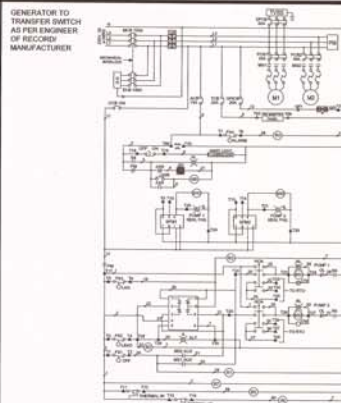
CITY OF VENICE ENGINEERING DEPARTMENT	UTILITIES - LIFT STATION TERMINAL STRIP DIAGRAM	DATE JAN. 2019
401 WEST VENICE AVE. VENICE, FL 33596 (941) 499-2028 FAX (941) 499-3031		SHEET NO. LS-10

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.

REVISIONS	
BY	DATE
RECD	04/14/20
RECD	02/24/20
RECD	02/12/20
RECD	01/13/20

VENICE MF VENTURES, LLC
WATER AND SEWER DETAILS



CONTROL SCHEMATIC DIAGRAM

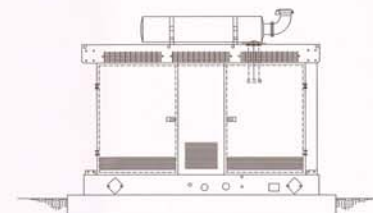
[illegible]

NOTES:
1) * = SIZE AS REQUIRED PER HP.
2) MIN. #14 AWG THHN
3) ** = SIZE AS REQUIRED PER VOLTAGE.

UPS PANEL			
BILL OF MATERIALS			
QTY.	ABBR.	DESCRIPTION	MANUFACTURER, PART NO.
1	ENC	ENCLOSURE, 304 S.S. NEMA 3W12	CUSTOM EQUIPMENT, JAZZCO 15-06
1	FAN	CIRCULAR FAN	HOFFMAN, A-A03H
1	STAT	THERMOSTAT	FRANMENGRO, FL2530
1	F1	FUSE	FORVAL, T9B-3
1	SR	UPS RECEIPTABLE	PRODEX CONTACT, 200385

NOTES:
1) * = SIZE AS REQUIRED PER HP
2) MIN. #14 AVG THIN
3) ** = SIZE AS REQUIRED
PER VOLTAGE.

SPARE PARTS			
BILL OF MATERIALS		MANUFACTURER, PART NO.	
QTY.	ABBV.	DESCRIPTION	
1	MCB	MAIN CIRCUIT BREAKER	303-D, 00031007
2	PCB1-2	PCB1 CIRCUIT BREAKER	303-D, 00030037
2	M-2	MOTOR STARTER	303-D, 00031011 (M-1)
1	PM	PHASE MONITOR	PARASIMON (LA 500A)AT
1	TVSD	DIAGN. PROTECTOR	INNOVATIVE TECHNOLOGY PT2000 303-D, 30-004000-30
1	PUMP		HYDROMATIC OR ABB, PER SPECS
1	DRIPPELL		12 STANDARD SPECS, PER SPECS
1	SEAN 999		PER SPECS
1	SLIM LOUIS	SLIM LOUIS (A 303-D)	PRECISION CENTER INC., PER SPECS



1. P&ID SIZE AND GENERATOR SIZE / MODEL TO BE SPECIFIED ON PLANS AND APPROVED BY UTILITIES DIRECTOR.
2. GENERATORS REQUIRED AT ALL NEW LIFT STATIONS UNLESS UTILITIES DIRECTOR APPROVES NOT PLACING.

EMERGENCY GENERATOR

CITY OF VENICE ENGINEERING DEPARTMENT			CITY OF VENICE ENGINEERING DEPARTMENT			CITY OF VENICE ENGINEERING DEPARTMENT			CITY OF VENICE ENGINEERING DEPARTMENT		
UTILITIES - LIFT STATION		DATE JAN, 2019	UTILITIES - LIFT STATION		DATE JAN, 2019	UTILITIES - LIFT STATION		DATE JAN, 2019	UTILITIES - LIFT STATION		DATE JAN, 2019
401 WEST VENICE AVE. VENICE FL 34085 (941) 480-3020 FAX (941) 480-3031		SHEET NO. LS-11	401 WEST VENICE AVE. VENICE FL 34085 (941) 480-3020 FAX (941) 480-3031		SHEET NO. LS-12	401 WEST VENICE AVE. VENICE FL 34085 (941) 480-3020 FAX (941) 480-3031		SHEET NO. LS-13	401 WEST VENICE AVE. VENICE FL 34085 (941) 480-3020 FAX (941) 480-3031		SHEET NO. LS-14
CONTROL SCHEMATIC DIAGRAM			CONTROL PANEL BILL OF MATERIALS			UPS PANEL & SPARE PARTS LIST			EMERGENCY GENERATOR		

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.

R E V I S I O N S		
BY	DATE	DESCRIPTION
RECORD DRAWING		
MC	04/14/20	REVISED ACCESS & UTILITIES TO PROTECT FIELD-LOCATED GUY WIRE
MC	02/24/20	REVISED PER COUNTY UTILITY COMMENTS DATED 02/21/20
MC	02/12/20	REVISED PER DEP SEWER COMMENTS DATED 02/12/20
MC	01/23/20	REVISED PER COUNTY TRANSPORTATION COMMENTS DATED 01/10/20
MC	01/13/20	REVISED PER CIVIL UTILITY COMMENTS DATED 01/03/20



THE RESERVE AT VENICE

PROJECT:	THE RESERVE AT VENICE		
SCALE:	N/A	APPROVED BY:	DRIVEN BY:
DATE:	05/17/18	D. SHAMIN LEON, P.E. FLORIDA CERTIFICATE NO. 41078	DRIVEN NO. S8701-35-M
CUSTOMER:	VENICE MF VENTURES, LLC		JOB NO. S87000
TITLE:	WATER AND SEWER DETAILS		

