

# ARIA - PHASE 4

PROPOSED 196 LOT SINGLE FAMILY SUBDIVISION W/ PRIVATE ROADS  
SECTIONS 34 AND 35, TOWNSHIP 38 SOUTH, RANGE 19 EAST

**1. OWNERSHIP AND UNIFIED CONTROL STATEMENT:**  
THE PROPOSED PROJECT IS OWNED BY NEAL SIGNATURE HOMES, LLC.

**2. CHARACTER AND INTENDED USE STATEMENT:**  
SINGLE-FAMILY RESIDENTIAL SUBDIVISION

**3. MAINTENANCE OF COMMON FACILITIES STATEMENT:**  
THE ARIA HOA (HOME OWNERS ASSOCIATION) IS RESPONSIBLE FOR MAINTENANCE OF THE COMMON AREAS, STORMWATER MANAGEMENT SYSTEM, IRRIGATION AND ROADS. THE WATER SYSTEM SHALL BE TURNED OVER TO THE CITY OF VENICE FOR OWNERSHIP AND MAINTENANCE. THE SANITARY SEWER SYSTEM SHALL BE TURNED OVER TO SARASOTA COUNTY FOR OWNERSHIP AND MAINTENANCE.

**4. EXISTING LAND USE:**  
SINGLE-FAMILY RESIDENTIAL (UNDER DEVELOPMENT)

**5. ZONING/PROPERTY ID:**  
PLANNED UNIT DEVELOPMENT (PUD) / 0389-16-1000  
PLANNED UNIT DEVELOPMENT (PUD) / 0390-05-1000

**6. FLOOD ZONE:**  
THE SITE LIES WITHIN THE BOUNDARIES OF FLOOD ZONES "AE" AND "X" PER FIRM #12115C0244F AND #12115C0332F, REVISED NOVEMBER 4, 2016.

**7. SETBACKS:**

| SETBACKS:    | REQUIRED   | PROVIDED   |
|--------------|------------|------------|
| STREET YARD: | 20'-0"     | 20'-0"     |
| SIDE YARD:   | 5'-0"      | 6'-0"      |
| REAR YARD:   | 10'-0" (*) | 10'-0" (*) |

(\*) ACCESSORY STRUCTURES/APPURTENANT STRUCTURES INCLUDING, BUT NOT LIMITED TO, POOL CAGES, MAY BE WITHIN 5'-0" OF THE REAR LOT LINE.

**8. STORMWATER MANAGEMENT:**  
THIS DEVELOPMENT PROVIDES A MASTER STORMWATER MANAGEMENT SYSTEM THAT IS CONSISTENT WITH CITY OF VENICE AND SWFWM REQUIREMENTS.

**9. REFUSE AND RECYCLABLE NOTE:**  
REFUSE COLLECTION SHALL BE PROVIDED BY THE CITY OF VENICE.

**10. UTILITY NOTES:**

- SARASOTA SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH SARASOTA COUNTY SPECIFICATIONS.
- WATER SYSTEM CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF VENICE SPECIFICATIONS.
- 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.
- UTILITIES AS FOLLOWS:
  - PHONE SERVICE TO BE PROVIDED BY FRONTIER.
  - POWER TO BE PROVIDED BY FPL
  - TV SERVICE TO BE PROVIDED BY COMCAST.
  - GAS, IF REQUESTED, TO BE PROVIDED BY TECO/PEOPLES GAS.
- TO THE BEST OF OUR KNOWLEDGE THERE ARE NO WELLS LOCATED ON THIS SITE.
- ANY WELLS DISCOVERED DURING EARTH MOVING, EXCAVATION OR CONSTRUCTION MUST BE REPORTED TO THE ENVIRONMENTAL ENGINEERING 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.
- TO THE BEST OF OUR KNOWLEDGE THERE ARE NO SEPTIC TANKS LOCATED ON THIS SITE.
- ALL UTILITIES INCLUDING TELEPHONE, TELEVISION CABLE AND ELECTRICAL SYSTEMS SHALL BE INSTALLED UNDERGROUND.

**11. UTILITY PROVIDERS:**

| WATER              | ELECTRICITY           | TELEPHONE / CATV        | TELEPHONE / CATV       | SEWER           |
|--------------------|-----------------------|-------------------------|------------------------|-----------------|
| CITY OF VENICE     | FLORIDA POWER & LIGHT | COMCAST                 | FRONTIER               | SARASOTA COUNTY |
| 200 WARFIELD AVE.  | 5676 S. MCINTOSH RD.  | 5205 FRUITVILLE ROAD    | 1659 U.S. 41 BYPASS S. | 1001 SARASOTA   |
| VENICE, FL 34285   | SARASOTA, FL 34233    | SARASOTA, FLORIDA 34240 | VENICE, FL 34293       | (941) 861-67    |
| (941) 480-3333     | (941) 927-4218        | (941) 371-6700          | (941) 906-6719         | (941) 861-67    |
| (941) 486-2084 fax |                       |                         | (941) 952-5793 fax     | (941) 861-06    |

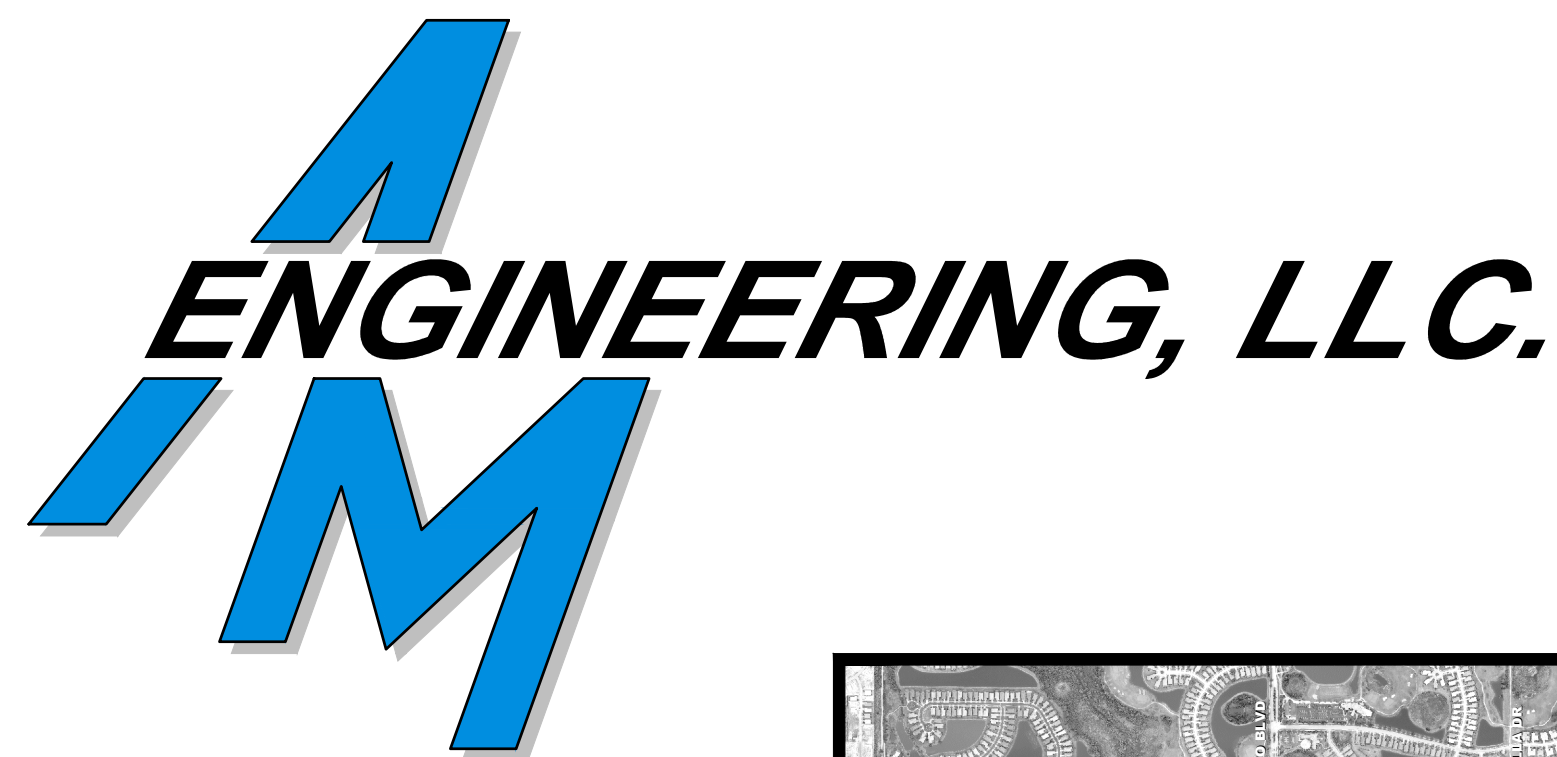
A PARCEL OF LAND BEING TRACT 801(FUTURE DEVELOPMENT AREA) AND A PORTION OF TRACTS 500 & 502 OF ARIA SUBDIVISION ACCORDING TO PLAT BOOK 52, PAGES 428-438 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, LYING IN SECTIONS 34 AND 35, TOWNSHIP 38 SOUTH, RANGE 19 EAST, CITY OF VENICE, SARASOTA COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT 801, FUTURE DEVELOPMENT & A PORTION OF TRACTS 500 & 502 ARIA, PB 52, PG 428-438

**SURVEYOR:**  
**POINT BREAK SURVEY, LLC.**  
**8111 BLAIKIE COURT**  
**SARASOTA, FL 34240**  
**(941) 378-4797**  
**JEFF B. MORROW, PSM. NO. 6296**

CERTIFICATE OF AUTHORIZATION No. 33105  
LICENSED BUSINESS No. 4334

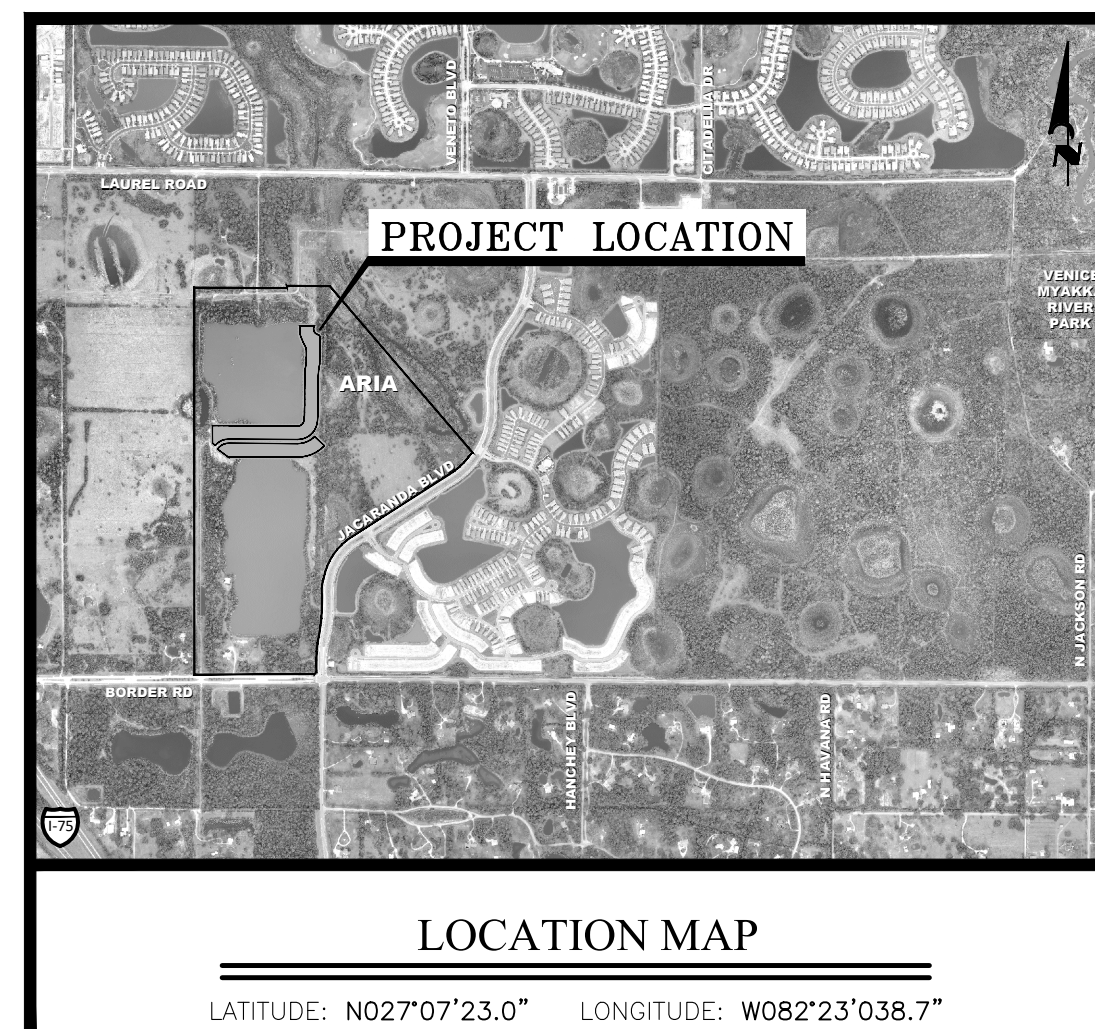
| SHEET NO. | DESCRIPTION               |
|-----------|---------------------------|
| 1         | COVER SHEET               |
| 2         | EXISTING MASTER SITE PLAN |
| 3         | PROPOSED MASTER SITE PLAN |
| 4         | PRELIMINARY PLAT          |
| 5-6       | UTILITY ADJUSTMENTS       |
| 7         | LANDSCAPE BERM DETAIL     |



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 118-19 OF CITY OF VENCE CODE. THE PROTECTED ROOT ZONE IS DEFINED AS THE DRILLPIE OF THE TREE. ONLY HAND CLEARING OR MOWING IS PERMITTED WITHIN THE PROTECTED ROOT ZONE OF CANOPY TREES TO BE SAVED IF AUTHORIZED BY THE ADMINISTRATOR. WHERE UNAUTHORIZED REMOVAL OF NATIVE VEGETATION WITHIN THE PROTECTED ROOT ZONE OCCURS, THE ADMINISTRATOR MAY REQUIRE THE REPLANTING OF UNDERSTORY VEGETATION.
2. A TREE PERMIT WILL BE REQUIRED PRIOR TO ANY CONSTRUCTION, NATIVE VEGETATION REMOVAL WITHIN THE DRILLPIE OF A TREE, AND/OR TREE REMOVAL.

1. ALL WORK CONDUCTED IN THE CITY OF VENICE RIGHT-OF-WAY (ROW) WILL REQUIRE ISSUANCE OF A RIGHT-OF-WAY USE PERMIT.
2. ALL WORK CONDUCTED IN CITY OF VENICE, SARASOTA COUNTY AND/OR FDOT ROW SHALL REQUIRE A COPY OF THE ISSUED PERMITS.
3. TREE REMOVAL PERMIT MUST BE OBTAINED FROM CITY OF VENICE NATUREL RESOURCES DEPARTMENT.
4. POST DEVELOPMENT RUNOFF DOES NOT EXCEED PRE-DEVELOPMENT RUNOFF VOLUME OR RATE FOR A 24-HOUR, 25-YEAR STORM EVENT.
5. ALL FIRE SERVICE BACKFLOW ASSEMBLIES SHALL BE INSTALLED BY A CERTIFIED CONTRACTOR WITH A CLASS 1, 11 OR 12 CERTIFICATE OF QUALIFICATION FROM THE FLORIDA STATE FIRE MARSHAL PER F.S. § 633.021.
6. CONSTRUCTION SITE MUST BE POSTED WITH 24-HOUR CONTACT INFORMATION.
7. ALL UTILITIES, WHETHER PUBLIC OR PRIVATE, SHALL MEET CITY OF VENICE STANDARDS.
8. CONTACT PUBLIC WORKS BUILDING DIVISION (341) 486-2422, FOR APPROVAL OF DUMPSTER LOCATION AND LAYOUT PRIOR TO CONSTRUCTION.
9. ALL IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST VERSION OF THE CITY OF VENICE STANDARD.

1. ELEVATIONS REFER TO NATIONAL GEODETIC VERTICAL DATUM (NGVD) OF 1929. CONTROL MONUMENT UTILIZED IS A NATIONAL GEODETIC SURVEY BENCHMARK DESIGNATED AS "T 723" (PID DM5012) HAVING A PUBLISHED ELEVATION OF 12.60 FEET (NAVD 1988).
2. CONVERTING FROM NAVD 1988 TO NGVD 1929 USING VERTCON ([http://www.ngs.noaa.gov/cgi-bin/vertcon/vert\\_con.pr1](http://www.ngs.noaa.gov/cgi-bin/vertcon/vert_con.pr1)). BASED ON LATITUDE: 27°07'23.00" AND LONGITUDE: 82°23'03.7", RESULTS IN A VERTICAL SHIFT OF +1.115 FT.

[illegible]

## ABBREVIATIONS

|                 |                                      |
|-----------------|--------------------------------------|
| EL or ELEV      | ELEVATION                            |
| INV             | INVERT                               |
| LF              | LINEAR FEET                          |
| NGVD            | NATIONAL GEODETIC VERTICAL DATUM     |
| SB              | SOL BORING                           |
| STA             | STATION                              |
| FDOT            | FLORIDA DEPARTMENT OF TRANSPORTATION |
| CE              | CENTERLINE                           |
| FL              | FLOW LINE                            |
| CMP             | CORRUGATED METAL PIPE                |
| D.I.P.          | DUCTILE IRON PIPE                    |
| PVC             | POLYVINYL CHLORIDE PIPE              |
| HDC             | HIGH DENSITY POLYETHYLENE            |
| RCP             | REINFORCED CONCRETE PIPE             |
| ERCP            | ELLIPITICAL REINFORCED CONCRETE PIPE |
| STR             | MANHOLE STRUCTURE                    |
| ST              | STEEP SEWER STRUCTURE                |
| XXX' LT/XXX' RT | FEET LEFT / FEET RIGHT               |

 FIRE HYDRANT, COMPLETE  
 WATER METER  
 IRRIGATION METER  
 SANITARY/STORM SEWER MANHOLE  
 SINGLE SANITARY SEWER LATERAL & CLEAN-OUT  
 DOUBLE SANITARY SEWER LATERAL & CLEAN-OUT  
 ENDWALL  
 PROPOSED ELEVATION  
 EXISTING ELEVATION  
 EXISTING PAVEMENT ELEVATION  
 DIRECTION OF DRAINAGE FLOW  
 PROPOSED CONTROL STRUCTURE

DATE \_\_\_\_\_

FLORIDA P.E. No. 41078





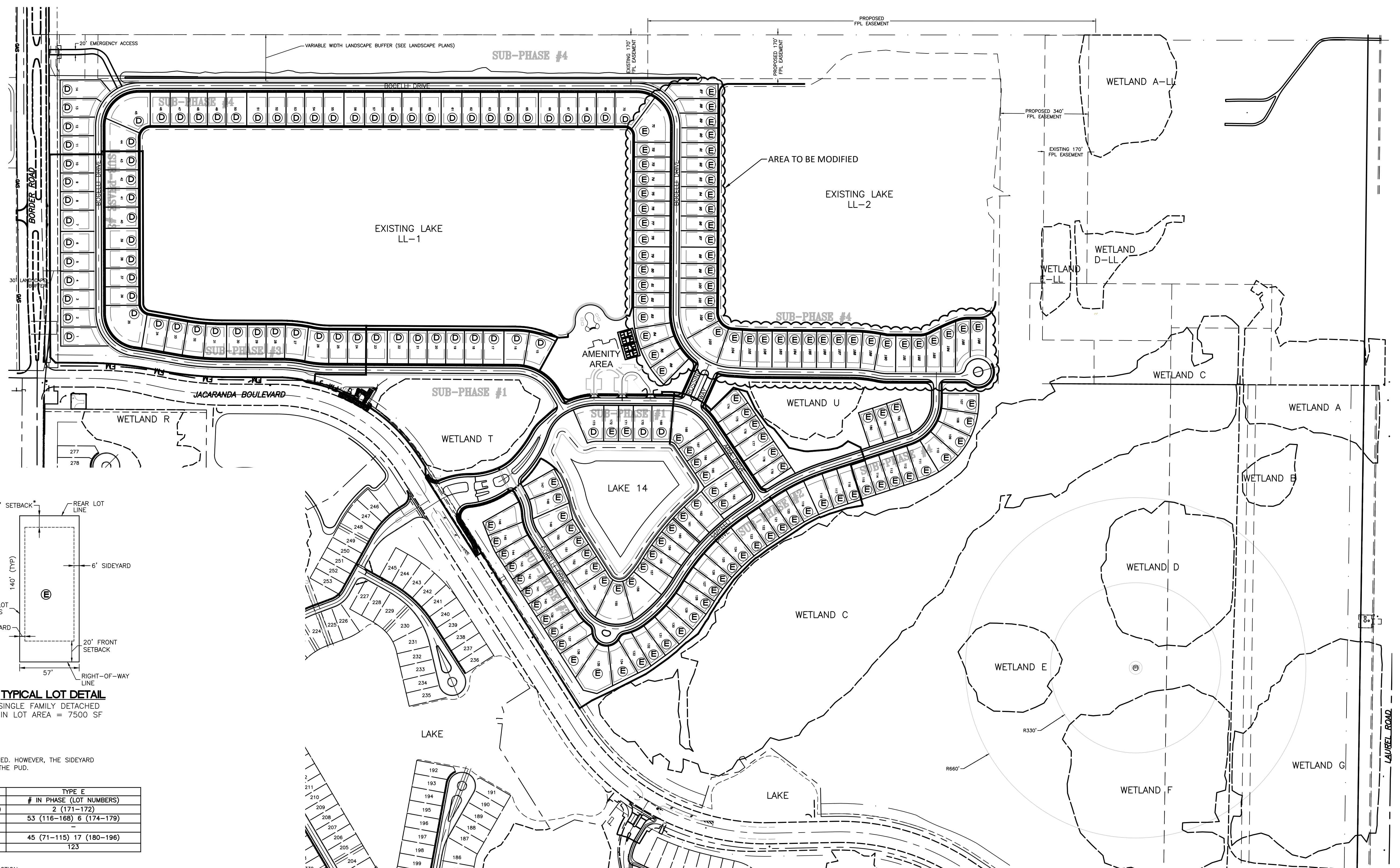
NOTE:

THE 6' SIDEYARD SETBACKS ARE PROPOSED. HOWEVER, THE SIDEYARD MAY BE REDUCED TO 5' AS SHOWN ON THE PUD.

| SUB-PHASE | TYPE D                        | TYPE E                   |
|-----------|-------------------------------|--------------------------|
| #         | # IN PHASE (LOT NUMBERS)      | # IN PHASE (LOT NUMBERS) |
| 1         | 9 (15-23) 2 (169-170) 1 (173) | 2 (171-172)              |
| 2         | —                             | 53 (116-168) 6 (174-179) |
| 3         | 10 (1-10) 20 (24-43)          | —                        |
| 4         | 4 (11-14) 27 (44-70)          | 45 (71-115) 17 (180-196) |
| TOTAL     | 73                            | 123                      |

SUB-PHASE  
#XX

INDICATES RESIDENTIAL PHASED CONSTRUCTION  
(THE NUMBER DOES NOT NECESSARILY  
REPRESENT THE ORDER OF CONSTRUCTION)  
THE INTENT OF THE SUBPHASE LIMITS ARE TO  
BE USED FOR UTILITY TURNOVER AND BONDING.

[illegible]

**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: | 2021-03-26 | ISSUED BY: | TV |
|-------------|------------|------------|----|

## CONSTRUCTION PLANS

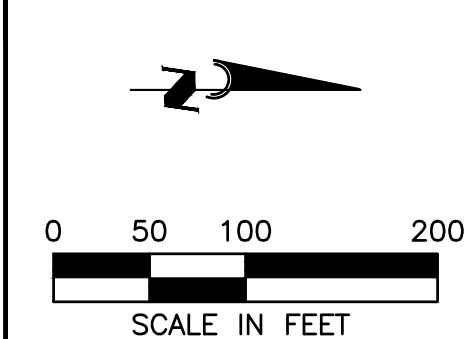


**ENGINEERING, LLC.**

8340 Consumer Center  
 Phone: (941) 377-  
 CA #33105 | LB #

Civil Engineering | Land Surveying

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



NEAL SIGNATURE HOMES, LLC.

ARIA – PHASE 4

PROPOSED MASTER SITE PLAN

HORIZONTAL SCALE:  
 $1'' = 100'$

|  |     |
|--|-----|
|  | N/A |
|--|-----|

NGVD 1929

NEAL0021

SHEET NUMBER: 3

|                   |  |
|-------------------|--|
| PROJECT ENGINEER: |  |
|-------------------|--|

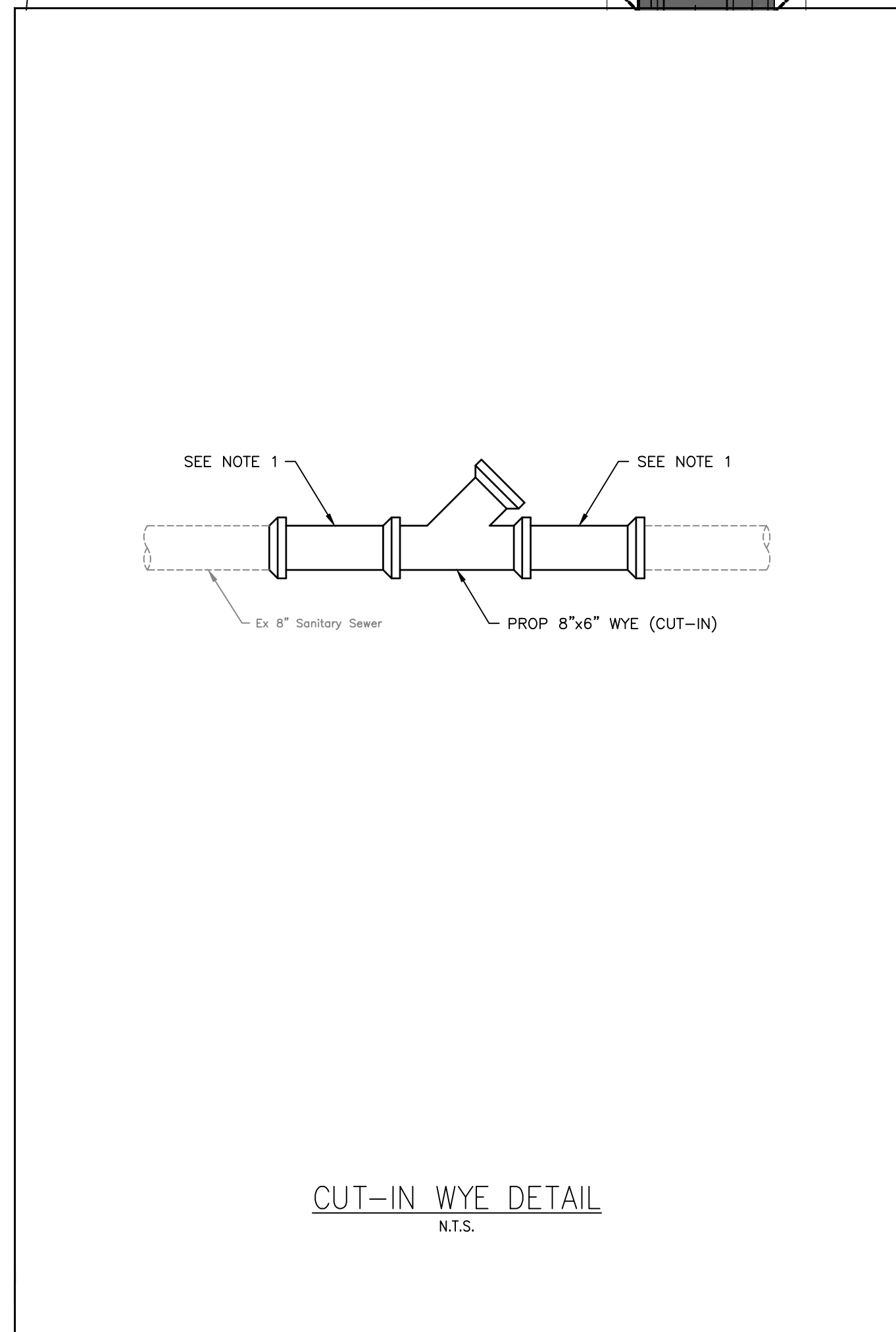
DATE \_\_\_\_\_  
FLORIDA P.E. No. \_\_\_\_\_



|                                                                                                                                                           |             |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|
| 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:                                                                                                                                               | 2021-03-26  |
| ISSUE DESCRIPTION:                                                                                                                                        | POWER BY TW |

|                  |                        |
|------------------|------------------------|
| PROJECT ENGINEER |                        |
|                  | D. SHAWN LEINS, P.E.   |
|                  | DATE _____             |
|                  | FLORIDA P.E. No. 41078 |





|                  |                                      |
|------------------|--------------------------------------|
| PROJECT ENGINEER |                                      |
|                  | DATE _____<br>FLORIDA P.E. No. _____ |

