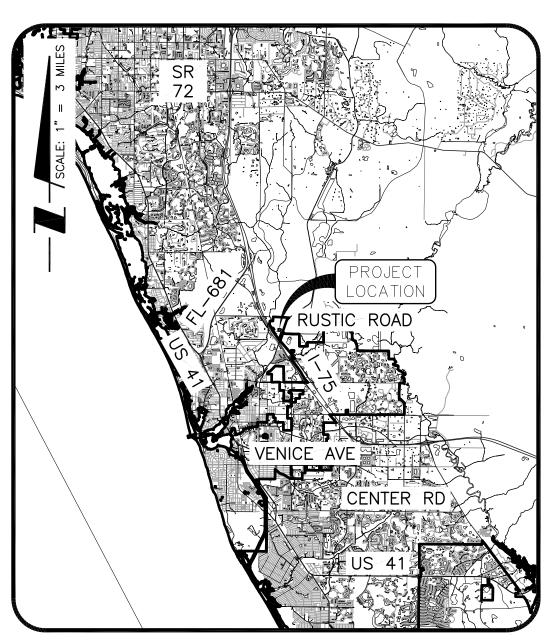


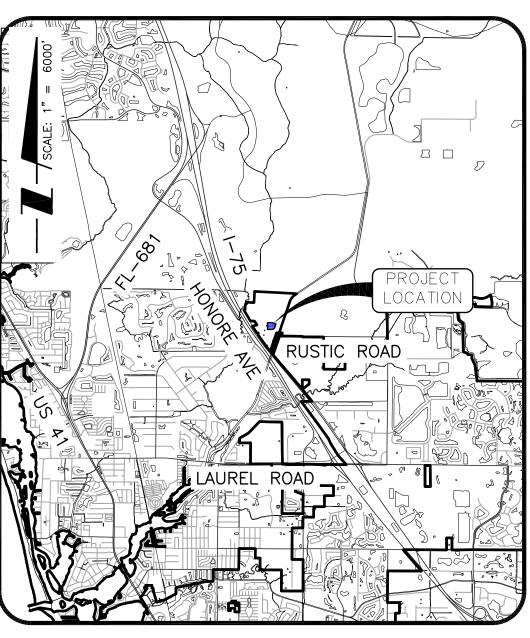
# SITE AND DEVELOPMENT PLANS FOR MAGNOLIA BAY NORTH AND SOUTH ENTRY GATES

LOCATED WITHIN SECTION 20 TOWNSHIP 38 SOUTH, RANGE 19 EAST SARASOTA COUNTY, FLORIDA

A DEVELOPMENT BY MERITAGE HOMES OF FLORIDA, INC 10117 PRINCESS PALM AVE, SUITE 550 TAMPA, FL, 33610



LOCATION MAP



SITE MAP

03/2022

PROJECT NUMBER: 215617429

### PROJECT DATA

### GENERAL NOTES:

1. OWNERSHIP AND UNIFIED CONTROL STATEMENT:

THE PROPOSED PROJECT IS OWNED BY MERITAGE HOMES OF FLORIDA, INC.

THE PROPOSED USE IS AN AMENITY CENTER FOR A SINGLE-FAMILY RESIDENTIAL SUBDIVISION. THE SITE IS PART OF THE APPROVED RUSTIC ROAD NORTH PHASES 1 & 2 PROJECT (ENCP21-00238)

PID: 0361001001, 0361001002, 0361001003, & 0361001004

A.THE OWNER, LDD AND/OR HOA SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE STORMWATER MANAGEMENT SYSTEM AND ROADS/PARKINGLOTS/HARDSCAPE.

B. THE CITY OF VENICE WILL OWN & MAINTAIN THE WATER & SEWER SYSTEM WITHIN THE RIGHT-OF-WAY. THE OWNER, LDD AND/OR HOA SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE WATER

PUD (0361001001, 0361001002, 0361001003, & 0361001004)

THE SITE APPEARS TO LIE WITHIN FLOOD ZONE "X" ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) - FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY-PANEL NO.'S 12115C0243F

THIS DEVELOPMENT IS PART OF AN APPROVED MASTER STORMWATER MANAGEMENT SYSTEM THAT IS CONSISTENT WITH CITY OF VENICE AND SWFWMD REQUIREMENTS.

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 WITH CITY OF VENICE CODE. REFUSE COLLECTION SHALL BE PROVIDED BY WASTE

A.FDEP WASTEWATER, FDEP WATER, AND CITY OF VENICE UTILITY PERMITS ARE REQUIRED B. WATER DISTRIBUTION CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF VENICE SPECIFICATIONS.

C.SANITARY SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF VENICE SPECIFICATIONS D. 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

E. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO SEPTIC TANKS LOCATED ON THIS SITE. F. ANY WELLS DISCOVERED DURING EARTH MOVING, EXCAVATION OR CONSTRUCTION MUST BE REPORTED TO THE ENVIRONMENTAL ENGINEERING WITHIN 24 HOURS OF DISCOVERY.

B.ALL WORK CONDUCTED IN CITY OF VENICE, SARASOTA COUNTY ANDOR FDOT ROW SHALL REQUIRE A COPY OF THE ISSUED PERMITS. C. TREE REMOVAL PERMIT MUST BE OBTAINED FROM CITY OF VENICE NATURAL RESOURCES DEPARTMENT. D.POST DEVELOPMENT RUNOFF DOES NOT EXCEED PRE-DEVELOPMENT RUNOFF VOLUME OR RATE FOR A 24-HOUR, 25-YEAR STORM EVENT.

E.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. CONSTRUCTION SITE MUST BE POSTED WITH 24-HOUR CONTACTS INFORMATION. G.ALL UTILITIES WHETHER PUBLIC OR PRIVATE SHALL MEET CITY OF VENICE AND/OR SARASOTA COUNTY STANDARDS.

H.CONTACT PUBLIC WORKS SOLID WASTE DIVISION (941-486-2422) FOR APPROVAL OF DUMPSTER LOCATION AND LAYOUT PRIOR TO CONSTRUCTION

A. SIRE ACTIVATION UTILIZING THE 'YELP' MODE IS REQUIRED FOR SUBDIVISION GATES. 

PROJECT ENGINEER: 6920 PROFESSIONAL PARKWAY EAST SARASOTA, FLORIDA 34240 PROJECT LANDSCAPE ARCHITECT 777 SOUTH HARBOUR ISLAND BOULEVARD #600

TAMPA, FLORIDA 33602 GEOPOINT SURVEYING, INC.

213 HOBBS STREET TAMPA, FLORIDA 33619

FIELDSTONE ARCHITECTURE AND ENGINEERING 12906 TAMPA OAKS BOULEVARD #150 TAMPA, FLORIDA 33637

## LOCAL UTILITY PROVIDERS

WATER AND SEWER SERVICE:

CITY OF VENICE UTILITIES DEPT.

DATA AND CABLE TV: COMCAST CABLE COMMUNICATIONS, INC. LEONARD MAXWELL-NEWBOLD 2601 SW 145TH AVE MIRIMAR, FL 33027 754-221-1254

DAMIEN STILLINGS 3510 LAUREL ROAD E VENICE, FL 34275 941-882-7311

> TRAFFIC: SARASOTA COUNTY TRAFFIC MARK RICHMOND SARASOTA, FL 34230-0008 941-861-0942

**ELECTRICAL SERVICE:** FLORIDA POWER & LIGHT JOEL BRAY CONTACT BY PHONE 386-586-6403

NATURAL GAS SERVICE: TECO-PEOPLES GAS- SARASOTA JOAN DOMNING 8416 PALM RIVER RD TAMPA, FL 33619

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NO.	DATE	REVISIONS	BY



Call 811 or visit sunshine811.com two full business days before digging to have buried facilities located and marked. Check positive response codes before you dig!

PROJECT ENGINEER CHRISTOPHER JORDAN, P.E. DANA DRISCOLL, E.I. FLORIDA LIC. NO. 58651

PROJECT DESIGNER RUSSELL DICKENS

RESERVED FOR STATUS AND DATE STAMPS

INDEX NUMBER 215616676-NS-001CV

FRONTIER COMMUNICATIONS TONI CANNON 3712 W WALNUT ST TAMPA, FL 33607

813-875-1014

DATA AND CABLE TV:

813-275-3783



