

VISTERA AMENITY CENTER NARRATIVE

Vistera is a subdivision lying in Section 34, Township 38 South, Range 19 East, City of Venice, Sarasota County, Florida.

The Vistera Amenity Center is located off of Vistera Blvd and is within Phase 1 of the overall Vistera Development. The Amenity Center contains a stand-alone fitness center adjacent to the proposed parking lot. The main Amenity Center building is adjacent to the proposed pool area and contains common space as well as restrooms. Sidewalks connect all features of this site; entry with planters, fitness center, parking lot and amenity center/pool. There is also a small overlook area at the north end of the site that is connected via sidewalk with the rest of the site. This area overlooks the existing wetland and proposed wetland creation areas associated with the overall Vistera Development.

The proposed site plan is for the Amenity Center associated with the Vistera development. The stormwater runoff volume was already accounted for in the overall Vistera design and allowed for a maximum impervious area of 80%. As demonstrated on the plans, the actual impervious area is approximately 55%.

The site plan demonstrates the requisite number of off-street parking to accommodate the facility.

Water, sewer and reuse connections were accounted for in the overall Vistera development.