CONCEPTUAL PLAN
LORD-HIGEL HOUSE

Section 12, Township 39 South, Range 18 East
City of Venice, Sarasota County, Florida

WEBER ENGINEERING & SURVEYING, INC.
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Surveying & Mapping Business Authorization No. LB 4010
Engineering Business Authorization No. EB 4010

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GRANADA AVENUE
(70' WIDE PUBLIC RIGHT-OF-WAY)

SOUTHBOUND LANES
NORTHBOUND LANES
ASPHALT PAVEMENT
2' "F" CURB TYP.
CURB INLET GRATE = 13.99
Site Benchmark Nail & Disk PLS 3868 Elev.= 14.18
Site Benchmark Nail & Disk PLS 3868 Elev.= 14.51
SAN. S. MANHOLE RIM = 14.63
SAN. S. MANHOLE RIM = 14.21
SAN. S. MANHOLE RIM = 14.47
SAN. S. MANHOLE RIM = 14.53
CURB INLET GRATE = 13.93
CURB INLET GRATE = 13.90
ASPH. DRIVE
CONC. APRON
BEARING BASIS N90°00'00"E 270.00'(M)
N90°00'00"E 190.00'(M)
PROP. 5' SIDEWALK
SOUTH RIGHT-OF-WAY LINE OF GRANADA AVE.
APPROXIMATE LOCATION OF TRAVELWAY USED BY RESIDENTS OF GRANADA APTS. TO ACCESS LOT 15
29'
70.0'
R/W

DES PARQUES AVENUE
(60' WIDE PUBLIC RIGHT-OF-WAY)
N00°00'00"E 125.00'(M)
S00°00'00"W 125.00'(M)
S90°00'00"W 270.00'(M)
6' WOOD FENCE
PROP. 5' SIDEWALK
PROP. WALK
CONC. DRIVE
ASPHALT PAVEMENT
29'
60.0'
125.0'(P)
65.0'(P)
75.0'(P)

PROPOSED PORCH
26.3' EXISTING TWO STORY WOOD FRAME RESIDENCE # 409 F.F.E.= 17.18
SIGN
FLOWER GARDEN AREA
PROPOSED RESTROOMS
ON RAMP
EXISTING ONE STORY CONC. BLOCK GARAGE(DIRT FLOOR) TO BE CONVERTED TO CARETAKERS STORAGE SHED
EXISTING CONC. BLOCK CARPORT
THIS STRUCTURE TO BE REMOVED
GUY ANCHOR
WATER METER
WATER METERS
Utility Pole
LIGHT POLE 1.14' IN
ONE STORY CONC. BLOCK APARTMENT BLDG. F.F.E.= 16.12
ONE STORY CONC. BLOCK APARTMENT BLDG. F.F.E.= 16.37
ONE STORY CONC. BLOCK APARTMENT BLDG. F.F.E.= 16.71
ONE STORY CONC. BLOCK APARTMENT BLDG. F.F.E.= 16.18

(22 PARKING SPACES TOTAL)
OWNERSHIP: CITY OF VENICE
PARCEL ID # 0176-08-0016
ZONE GU

LOT 1 BLOCK 36
LOT 2 BLOCK 36
LOT 8 BLOCK 36
LOT 9 BLOCK 36
LOT 10 BLOCK 36
LOT 11 BLOCK 36
LOT 12 BLOCK 36
LOT 13 BLOCK 36
LOT 14 BLOCK 36
LOT 15 BLOCK 36 (VACANT) (USED AS UN-IMPROVED PARKING AREA FOR GRANADA APARTMENTS)

OWNERSHIP: GENE H. THURSTON JR (LUZAR APARTMENTS) PARCEL ID # 0176-08-0039
ZONE RMF-3

OWNERSHIP: FRANK L. PORTER JR, RONALD W. & SUSAN W. HIGEL (NOLEN PARK VILLAS) (C.B. 32, PG. 50) PARCEL ID # 0176-08-5701 & 0176-08-5702
ZONE ?

OWNERSHIP: DONALD F. O' CONNELL TRUSTEE, IRENE L. O' CONNELL TRUSTEE, SKIP BERG TRUSTEE (GRANADA APARTMENTS) PARCEL ID # 0176-08-0041
ZONE RMF-4

ZONE RMF-4

PALMETTO COURT

NORTH
0 10' 20'
Scale: 1"=20'

Revisions: Date	Description

Job # 2009046
Dwg # D-15984-CP
Date: 9/22/09
Drawn by: RTK
Checked by:

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1