# THE VILLAGE AT LAUREL AND JACARANDA

# SECTION 35, TOWNSHIP 38 SOUTH RANGE 19 EAST CITY OF VENICE, FLORIDA

### **GENERAL NOTES:**

1. OWNERSHIP AND UNIFIED CONTROL STATEMENT:

THE PROPOSED PROJECT IS OWNED BY BORDER AND JACARANDA HOLDINGS, LLC.

2. CHARACTER AND INTENDED USE STATEMENT: THE PROPOSED USE IS A COMMERCIAL DEVELOPMENT.

3. MAINTENANCE OF COMMON FACILITIES STATEMENT:

THE VILLAGE AT LAUREL AND JACARANDA SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE ONSITE IMPROVEMENTS INCLUDING STORMWATER MANAGEMENT, PRIVATE UTILITIES, PARKING/ DRIVE AREAS, AND LANDSCAPING

4. EXISTING LAND USE:

5. ZONING: MILANO PUD; FUTURE LAND USE; MIXED USE RESIDENTIAL (MUR)

6. FLOOD ZONE:

THE SITE LIES WITHIN THE BOUNDARIES OF FLOOD ZONE X PER FIRM MAP 12115C0244F DATED NOVEMBER 4, 2016.

7. SITE COVERAGES

TOTAL ACREAGE: 10.42 AC TO BE DETERMINED AT SITE DEVELOPMENT 6.60 AC WETLAND 2.18 AC

8 PARKING CALCULATIONS

TO BE DETERMINED AT SITE DEVELOPMENT

FRONT YARD: 10' (ALONG JACARANDA BLVD & LAUREL ROAD) SIDE YARD: 10' (WEST & SOUTH PROPERTY LINES)

10. MAXIMUM BUILDING HEIGHT: TO BE DETERMINED AT SITE DEVELOPMENT

A. OPEN SPACE

OPEN SPACE IS PROVIDED IN THE OVERALL MILANO PUD.

STORMWATER MANAGEMENT FOR SITE SHALL BE PROVIDED IN THE EXPANDED POND TO THE WEST.

C. REFUSE AND RECYCLABLE NOTE: A TRASH COMPACTOR, TRASH COLLECTION AND RECYCLE AREAS TO BE LOCATED ON THE SITE.

A. SANITARY SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE SARASOTA COUNTY STANDARDS.

A. SAINTANT SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE SANASTIA COUNT STANDARDS.

B. WATER DISTRIBUTION CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF VENICE UTILITY CODE.

C. 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.

D. ANY WELLS DISCOVERED DURING EARTH MOVING, EXCAVATION OR CONSTRUCTION MUST BE REPORTED TO THE ENVIRONMENTAL ENGINEERING DEPARTMENT 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

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E. TO THE BEST OF OUR KNOWLEDGE NO SEPTIC TANKS ARE LOCATED ON THIS SITE.

F. ALL UTILITIES INCLUDING TELEPHONE, TELEVISION CABLE AND ELECTRICAL SYSTEMS SHALL BE INSTALLED UNDERGROUND.

G. ALL IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST VERSION OF THE CITY OF VENICE STANDARDS DETAILS.

FRONTIER 1001 SARASOTA CENTER BLVD, SARASOTA, FL 34240 1659 US 41 BYPASS S VENICE, FL 34293

BENCHMARK #P-699 WITH A PUBLISHED ELEVATION=14.06'.

(941) 486-2084 FA F. CITY OF VENICE REQUIRED NOTES:

ALL WORK CONDUCTED IN THE CITY OF VENICE RIGHT-OF-WAY (ROW) WILL REQUIRE ISSUANCE OF A RIGHT-OF-WAY USE PERMIT.

ALL WORK CONDUCTED IN IN SARASOTA COUNTY AND/OR FDOT ROWS SHALL REQUIRE A COPY OF THE ISSUED PERMITS.

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TREE REMOVAL PERMIT MUST BE OBTAINED FROM CITY OF VENICE.

POST DEVELOPMENT RUNOFF DOES NOT EXCEED PRE—DEVELOPMENT RUNOFF VOLUME OR RATE FOR A 24—HOUR, 25—YEAR STORM EVENT.

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.S. 633.521.

CONSTRUCTION SITE MUST BE POSTED WITH 24—HOUR CONTACT INFORMATION.

ALL UTILITIES, WHETHER PUBLIC OR PRIVATE, SHALL MEET CITY OF VENICE STANDARDS FOR WATER AND SARASOTA COUNTY STANDARDS FOR SEWER

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

G. VERTICAL DATUM:

A. ELEVATIONS (IF ANY) REFER TO NATIONAL GEODETIC VERTICAL DATUM (N.A.V.D.) OF 1988. BENCHMARK USED WAS SARASOTA COUNTY

DEVELOPER: NEAL COMMUNITIES, INC. 5800 LAKEWOOD RANCH BOULEVARD SARSOTA, FLORIDA. 34240 (941) 328-1037

HAMILTON ENGINEERING AND SURVEYING, LLC.

SURVEYOR:

3409 W LEMON STREET

TAMPA, FL. 33609

(813) 250-3535

**ENGINEER:** AM ENGINEERING, LLC. 8340 CONSUMER COURT SARASOTA, FLORIDA 34240 (941) 377-9178 CERTIFICATE OF AUTHORIZATION No. 33105 LICENSED BUSINESS No. 4334

## INDEX TO SHEETS

SHEET NO.

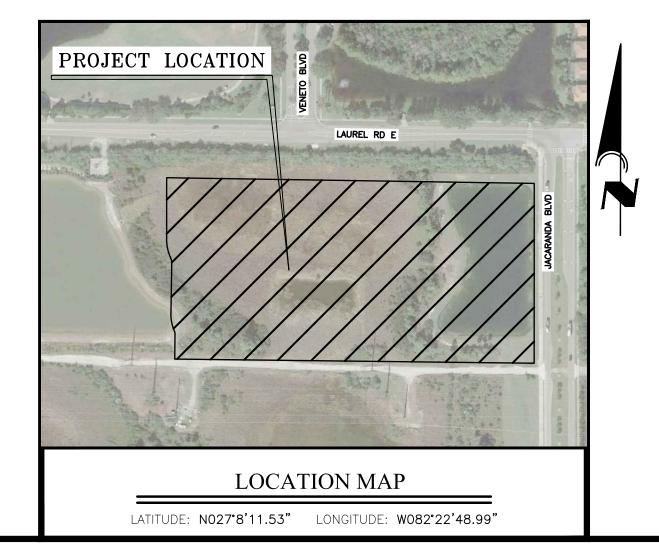
**DESCRIPTION** 

COVER

**AERIAL & EXISTING CONDITIONS PLAN** 

PRELIMINARY PLAT

# ENGINEERING, LLC.



### LEGAL DESCRIPTION (BY SURVEYOR)

COMMENCING AT THE NORTHEASTERLY CORNER OF TRACT 700, CIELO SUBDIVISION AS RECORDED IN PLAT BOOK 53, PAGE 288 OF SARASOTA COUNTY OFFICIAL RECORDS THENCE SOUTH 00°00'06" WEST, A DISTANCE OF 55.04 FEET ALONG THE WEST RIGHT OF WAY LINE OF JACARANDA BOULEVARD TO THE POINT OF BEGINNING THENCE CONTINUE ALONG THE SAID RIGHT OF WAY SOUTH 00°00'06" WEST, 478.24 FEET; THENCE NORTH 89'14'10" WEST, 935.70 FEET; THENCE NORTH 00°45'50" EAST, 72.60 FEET;

TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 17.60 FEET AND WHOSE CHORD BEARS NORTH 11°25'30" WEST, 7.43 FEET; THENCE NORTH 7.49 FEET ALONG LAST SAID CURVE THROUGH A CENTRAL ANGLE OF 24°22'40"; TO A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 110.67 FEET AND WHOSE CHORD BEARS

NORTH 11°23'08" WEST, 46.88 FEET; THENCE NORTH 47.24 FEET ALONG LAST SAID CURVE THROUGH A CENTRAL ANGLE OF 24°27'24"; THENCE NORTH 00°50'34" EAST, A DISTANCE OF 130.16 FEET;

TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 25.19 FEET AND WHOSE CHORD

BEARS NORTH 09°09'26" WEST, 13.66 FEET; THENCE NORTH 13.83 FEET ALONG LAST SAID CURVE THROUGH A CENTRAL ANGLE OF 31°27'54"; TO A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 121.73 FEET AND WHOSE CHORD BEARS

NORTH 12°28'38" WEST, 52.33 FEET; THENCE NORTH 52.74 FEET ALONG LAST SAID CURVE THROUGH A CENTRAL ANGLE OF 24°49'31"; THENCE NORTH 00°03'52" WEST, A DISTANCE OF 159.00 FEET TO THE SOUTH LINE OF TRACT 700 OF SAID CIELO SUBDIVISION;

THENCE ALONG SAID SOUTH LINE, SOUTH 89°10'25" EAST, 957.24 FEET TO THE POINT OF BEGINNING. CONTAINING 10.42 ACRES OR 453,769 SQUARE FEET, MORE OR LESS.

D. SHAWN LEINS, P.E.

REVISIONS		
BY	DATE	DESCRIPTION

