

GENERAL NOTES:

- 1. OWNERSHIP AND UNIFIED CONTROL STATEMENT: THE PROPOSED PROJECT IS UNDER CONTRACT FOR PURCHASE BY NRP GROUP LLC.
2. CHARACTER AND INTENDED USE STATEMENT: THE PROPOSED USE IS A 665 UNIT MULTI-FAMILY APARTMENT DEVELOPMENT, PHASE 1 IS 335 UNITS, PHASE 2 IS 330 UNITS.
3. MAINTENANCE OF COMMON FACILITIES STATEMENT: VISTERA OF VENICE MULTI-FAMILY SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PARKING LOTS AND DRIVE ALLEYS WESTERLY LOCATED ON THE EAST SIDE OF THE DRIVE.
4. EXISTING LAND USE: RESIDENTIAL.
5. PD/ZONING: G2000010 / PLANNED UNIT DEVELOPMENT (PUD)
6. FLOOD ZONE: THE SITE LIES WITHIN THE BOUNDARIES OF FLOOD ZONE "X" BASE FLOOD ELEVATION 8.87, FEET FROM NAVD 83.
7. SITE COVERAGE/DENSITY (PHASE 1): PHASE 1 SITE COVERAGE: BUILDINGS: 3.90 AC (28.2%) DRIVEWAYS, SIDEWALKS: 5.88 AC (28.2%) GREEN SPACE: 5.00 AC (24.3%) TOTAL PARKING: 14.35 AC (10.0%)
PHASE 1 DENSITY: 483,461 SF = 11.33 AC DENSITY: 0.78
8. MINIMUM SETBACKS: FRONT YARD: 20'-0" SIDE YARD: 5'-0" REAR YARD: 10'-0"
9. BUILDING HEIGHT LIMIT: MAXIMUM RESIDENTIAL BUILDING HEIGHT SHALL BE UP TO 42 FT.
10. PARKING CALCULATIONS: REQUIRED PARKING PHASE 1: 1.68 SPACES PER UNIT = 335 UNITS = 566 SPACES REQUIRED. REQUIRED PARKING PHASE 2: 1.68 SPACES PER UNIT = 330 UNITS = 553 SPACES REQUIRED. TOTAL REQUIRED PARKING: 1,119 TOTAL SPACES REQUIRED.
11. OPEN SPACE: OPEN SPACE SHALL INCLUDE BUFFERS AND SIMILAR OPEN SPACE AREAS.
12. STORMWATER MANAGEMENT: STORMWATER MANAGEMENT FOR THIS PROJECT IS PROVIDED IN THE VISTERA OF VENICE SUBDIVISION.
13. REFUSE AND RECYCLABLE NOTE: A TRASH COMPACTOR AND RECYCLE AREA IS LOCATED IN THE SOUTHWEST CORNER OF THE PHASE 1 SITE.
14. UTILITY NOTES: A. SANITARY SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE SARASOTA COUNTY STANDARDS.
RECORD DRAWING BASED ON A CLIENT PROVIDED CONSTRUCTION PLANS FOR VISTERA OF VENICE MULTI-FAMILY, VENICE, FLORIDA.
ELEVATIONS SHOWN HEREON ARE BASED ON FOUND SITE BENCHMARKS AS SHOWN REFERRING TO NGVD 1929.
DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF.
PARCEL SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY (RECORDED AND UNRECORDED, WRITTEN AND UNWRITTEN).
UNDERGROUND IMPROVEMENTS, UTILITIES AND/OR FOUNDATIONS WERE NOT LOCATED UNLESS OTHERWISE NOTED.
LOCATIONS AND ELEVATIONS OF CERTAIN FEATURES ARE CONTRACTOR PROVIDED AND WERE NOT FIELD VERIFIED.
ENVIRONMENTAL MATTERS ARE NOT WITHIN THE SCOPE OF THIS DRAWING.
THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY DUSTIN D MARTIN PSM 6645, ON 08-10-23.
THE ELECTRONIC SIGNATURE HEREON IS IN COMPLIANCE WITH FLORIDA ADMINISTRATIVE CODE (FAC)5-17.062(3)
THIS IS NOT A SURVEY
DATE OF LAST FIELD WORK 07-27-2023.
RECORD DRAWINGS PREPARED UNDER THE DIRECT SUPERVISION OF DUSTIN D MARTIN, FLORIDA PSM 6645.
ANGLERIGHT SURVEYING
5011 LUCKETT RD. UNIT 9
FORT MYERS, FL 33906
815-538-5157
I HEREBY CERTIFY THAT THE RECORD DRAWING LOCATION DATA OF THE CONSTRUCTED CONDITIONS SHOWN HEREON CONFORM TO THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 53-17-051 (FAC), AND THAT SAID AS-BUILTS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS SURVEYED UNDER MY DIRECTION.

CONSTRUCTION PLANS FOR VISTERA OF VENICE MULTI-FAMILY

TOTAL SITE IS A 665 UNIT APARTMENT DEVELOPMENT WITHIN A PLANNED UNIT DEVELOPMENT DISTRICT (GCCF PUD) SECTION 34, TOWNSHIP 38 SOUTH, RANGE 19 EAST

DEVELOPER: NRP HOLDINGS, LLC 1228 EUCLID AVENUE, 4TH FLOOR CLEVELAND, OH 44115 (844) 677-0002

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

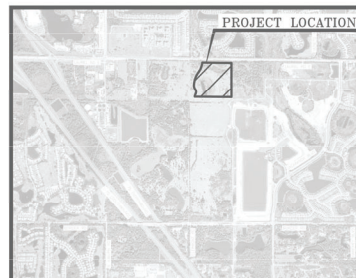
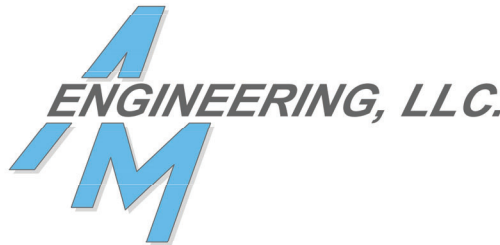
INDEX TO SHEETS

Table with 2 columns: SHEET NO. and DESCRIPTION. Lists sheets C-100 through C-902 and their corresponding descriptions like COVER, KEY SHEET, EXISTING CONDITIONS PLAN, etc.

DRAWING DATE IS 08-10-2023.

ELEVATIONS SHOWN ARE IN THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD29).

LEGEND: DEG - DEGREE ELEV - ELEVATION HDPE - HIGH DENSITY POLY ETHYLENE INV - INVERT NA - NOT AVAILABLE OR NOT APPLICABLE P.O.L. - POINT ON LINE PVC - POLY-VINYL CHLORIDE T.O.N. - TOP OF NUT T.O.P. - TOP OF PIPE VERT - VERTICAL



LOCATION MAP LATITUDE: N027°07'47.9" LONGITUDE: W082°23'30.4"

REVISIONS table with columns: NO., DATE, DESCRIPTION. Lists revisions from 8/01/22 to 03/24/23.

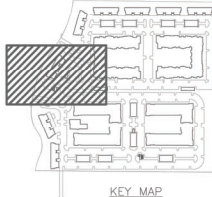
PAVEMENT LEGEND:

- STANDARD DUTY ASPHALT
HEAVY DUTY ASPHALT
EMERGENCY ACCESS ASPHALT
PAVERS
CONCRETE

RECORD DRAWINGS August 24, 2023 APPROVED (with seal and signature)

Dustin Martin Professional Surveyor & Mapper State of Florida seal and signature.

PUBLIC UTILITY RECORD DRAWING



SWING THE REFERENCE POINTS
 A = TO (ORANGE) CORNER
 B = NORTHWEST CORNER BUILDING

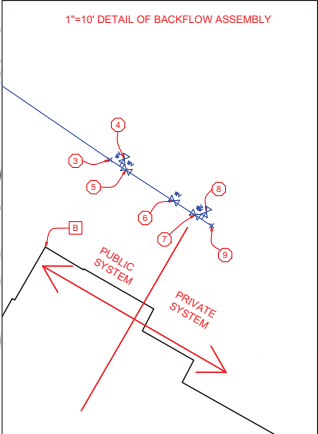
SWING THE TABLE
 DISTANCE FROM EXISTING TO POINTS (FEET)

AS-BUILT NUMBER	DESCRIPTION	REFERENCE POINT	DISTANCE	REFERENCE POINT	DISTANCE	ELEVATION
1	10" CPVC CONDUIT TO EXISTING	A	12.00	B	12.00	11.15
2	4" PVC FIRE SERVICE TO EXISTING	A	12.00	B	12.00	11.56
3	NORTHWEST CORNER BUILDING	A	12.00	B	12.00	11.56
4	4" PVC FIRE SERVICE TO EXISTING	A	12.00	B	12.00	11.56
5	4" PVC FIRE SERVICE TO EXISTING	A	12.00	B	12.00	11.56
6	4" PVC FIRE SERVICE TO EXISTING	A	12.00	B	12.00	11.56
7	4" PVC FIRE SERVICE TO EXISTING	A	12.00	B	12.00	11.56
8	4" PVC FIRE SERVICE TO EXISTING	A	12.00	B	12.00	11.56
9	4" PVC FIRE SERVICE TO EXISTING	A	12.00	B	12.00	11.56

UTILITY EASEMENT NOTE:
 SANITARY (SEWER/WASTEWATER) EASEMENTS SHALL BE PROVIDED TO THE SANITARY SEWER MAIN AND FROM THE MAIN TO THE CLEAROUTS.

CONFLICT TABLE

CONFLICT #	DESCRIPTION	ELEVATION
1	STORM PIPE BOTTOM	BOT=11.15
2	WATER MAIN TOP	TOP=10.55
3	WATER MAIN BOTTOM	BOT=12.06
4	PUMPED WATER TOP	TOP=11.56
5	WATER MAIN TOP	TOP=11.56
6	WATER MAIN BOTTOM	BOT=12.06
7	PUMPED FIRE TOP	TOP=11.56
8	WATER MAIN TOP	TOP=11.56
9	STORM PIPE BOTTOM	BOT=10.35
10	WATER MAIN TOP	TOP=10.35



LEGEND:
 DEG - DEGREE
 SLEVN - ELEVATION
 HDPE - HIGH DENSITY POLYETHYLENE
 INV - INVERT
 N/A - NOT AVAILABLE OR NOT APPLICABLE
 P.O.L. - POINT ON LINE
 P.V.C. - POLYVINYL CHLORIDE
 T.O.N. - TOP OF NUT
 T.O.P. - TOP OF PIPE
 VERT. - VERTICAL

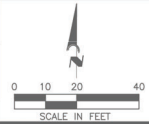
DRAWING DATE IS 08-10-2023.
 ELEVATIONS SHOWN ARE IN THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD29).

SEE SHEET 1
 DUSTIN D. MARTIN, P.E.M., 198645
 PROFESSIONAL SURVEYOR & MAPPER
 STATE OF FLORIDA



CALL BEFORE YOU DIG!
 "SUNSHINE STATE ONE-CALL CENTER"
 1-800-432-4770
 THE CONTRACTOR SHALL NOTIFY THE SUNSHINE STATE ONE-CALL CENTER AND ALL OTHER UTILITIES FOR LOCATION OF EXISTING FACILITIES PRIOR TO BEGINNING CONSTRUCTION.
 DATE: 9/19/22
 IFC SET 9/19/22

AM ENGINEERING, L.L.C.
 Civil Engineering | Land Surveying
 8340 Consumer Court Sarasota, FL 34240
 Phone: (941) 377-9178 | www.amengllc.com
 CA #53105 | LR #4334



NRP GROUP, LLC
 VISTERA OF VENICE MULTI-FAMILY
 UTILITY PLAN
 DATE: 9/19/22
 SCALE: 1"=20'

RECORD DRAWINGS
 August 24, 2023
APPROVED
 FLORIDA P.E. NO. 91292R

NO.	REV.	DATE	REVISION DESCRIPTION	BY	
10	04/16/23		OWNER COMMENTS	CD	
9	03/24/23		OWNER COMMENTS	CD	
5	11/16/22		OWNER COMMENTS & SARASOTA COUNTY COMMENTS	CD	
4	09/19/22		PC SET	CD	
3	08/30/22		OWNER COMMENTS	CD	
1	08/01/22		BLDG DEPT COMMENTS	CD	
DATE	NO.	REV.	DATE	REVISION DESCRIPTION	BY

