## A N D POOL/DECK (TRACT OPMENT PLANS

## OPER:

MPS 625 VENICE, Z DEVELOPMENT TAMIAMI TRAIL FL. 34285 AND CONSTRUCTION, LLC

### OWNER:

KEENE VENICE, FL. 333 SOUTH TAMIAMI TRAIL, SUITE LAND LLC 34285 205

#### Z J

LARGO, FL. **PROFESSIONAL 10225 ULMERT** 33771 S N **ENGINEERING** ROAD, SUITE 408-5207 RESOURCES, **4**D NO.

## SURVEY

STRAYER 742 SHAMROCK BLVD. VENICE, FL. 34 1293 (941)497-1290

# ANDSC

P.O. BOX 236 HAZELTINE NU VENICE, FL. 34292 RSERIES, INC. (941) 485-1272

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- MASTER SITE PLAN
  MASTER PRELIMINARY

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- **MASTER PRELIMINARY PLAT**
- (COLOR CODED)
- CLUBHOUSE AND POOL/DECK SITE PLAN
- WATER AND SANIT ARY SEWER PLAN

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- **GRADING PLAN**
- DRAINAGE PLAN
- SURVEY

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- CITY OF VENICE PAVING, GRADING AND DRAINAGE **DETAILS**
- BEST MANAGEMENT DETAILS **BEST MANAGEMENT** PLAN

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**;** 

- LANDSCAPE PLANS GENERAL AND CON STRUCTION NOTES

## SITE

A PORTION OF TRACT 3, OF THE UNRECORDED PLAT OF KENT ACRES, BEING A PART OF
PARTICULARLY DESCRIBED AS FOLLOWS:

**DESCRIPTION** 

THE WEST 304 FEET OF THE EAST 945 FEET OF THE NORTH 726 FEET OF THAT PART OF SECTION 9, TOWNSHIP 39 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA LYING SOUTH OF THE EXISTING R/W OF VENICE AVENUE EAST; SUBJECT TO AN EASEMENT FOR INGRESS AND EGRESS OVER THE SOUTH 15 FEET THEREOF, RESERVED IN THAT CERTAIN DEED RECORDED IN O.R. BOOK 499, PAGE 562, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

#### LOCATION MAP

SITE AREA: CLUBHOUSE AND POOL/DECK SITE AREA (TRACT E) PERCENT AND ACREAGE OF IMPERVIOUS/PERVIOUS A

3,227.01 S.F.±

ROVEMENTS

PARCEL ID NO. = 0412080003 PROPERTY ADDRESS = 1775 EAST VENICE

LINEAR FEET OF POTABLE WATER SERVICE LINEAR FEET OF POTABLE WATER MAIN LINEAR FEET OF SANITARY SEWER LATERAL LINEAR FEET OF FORCE MAIN NUMBER OF MANHOLES

4 0 0 0 0 0 0

CITY OF VENICE TO PROVIDE WATER, SEWER SOLID WASTE SERVICES TO THE PROJECT.

SECTION 9 TOWNSHIP 39S RANGE 19E

ALL UTILITIES, WHETHER PUBLIC OR PRIVATE, SHALL MEET CITY OF VENICE STANDARDS. CONTACT PUBLIC WORKS SOLID WASTE DIVISION (941-486-2422) FOR APPROVAL OF DUMPSTER LOCATION AND LAYOUT PRIOR TO CONSTRUCTION.  $\bigcap_{i=1}^{N}$ VENICE NOTES

UTILITIES  TECO PEOPLES GAS		WATER AND SEWER
TECO PEOPLES GAS 702 NORTH FRANKLIN STREET P.O. BOX 2562 TAMPA, FL. 33601-2562		WATER AND SEWER CITY OF VENICE 401 WEST VENICE AVE. VENICE, FL. 34285
VERIZON ENGINEERING 1701 RINGLING BOULEVARD	COMCAST CABLEVISION OF WEST FLORIDA, INC. 5205 FRUITVILLE ROAD	.DA, INC.

TREE REMOVAL PERMIT MUST BE OBTAINED FROM THE CITY OF VENICE.

\*POST-DEVELOPMENT RUNDFF AND VOLUME DOES NOT EXCEED PRE-DEVELOPMENT RUNDFF VOLUME OR RATE FOR A 24 HOUR, 25-YEAR STORM EVENT\*.

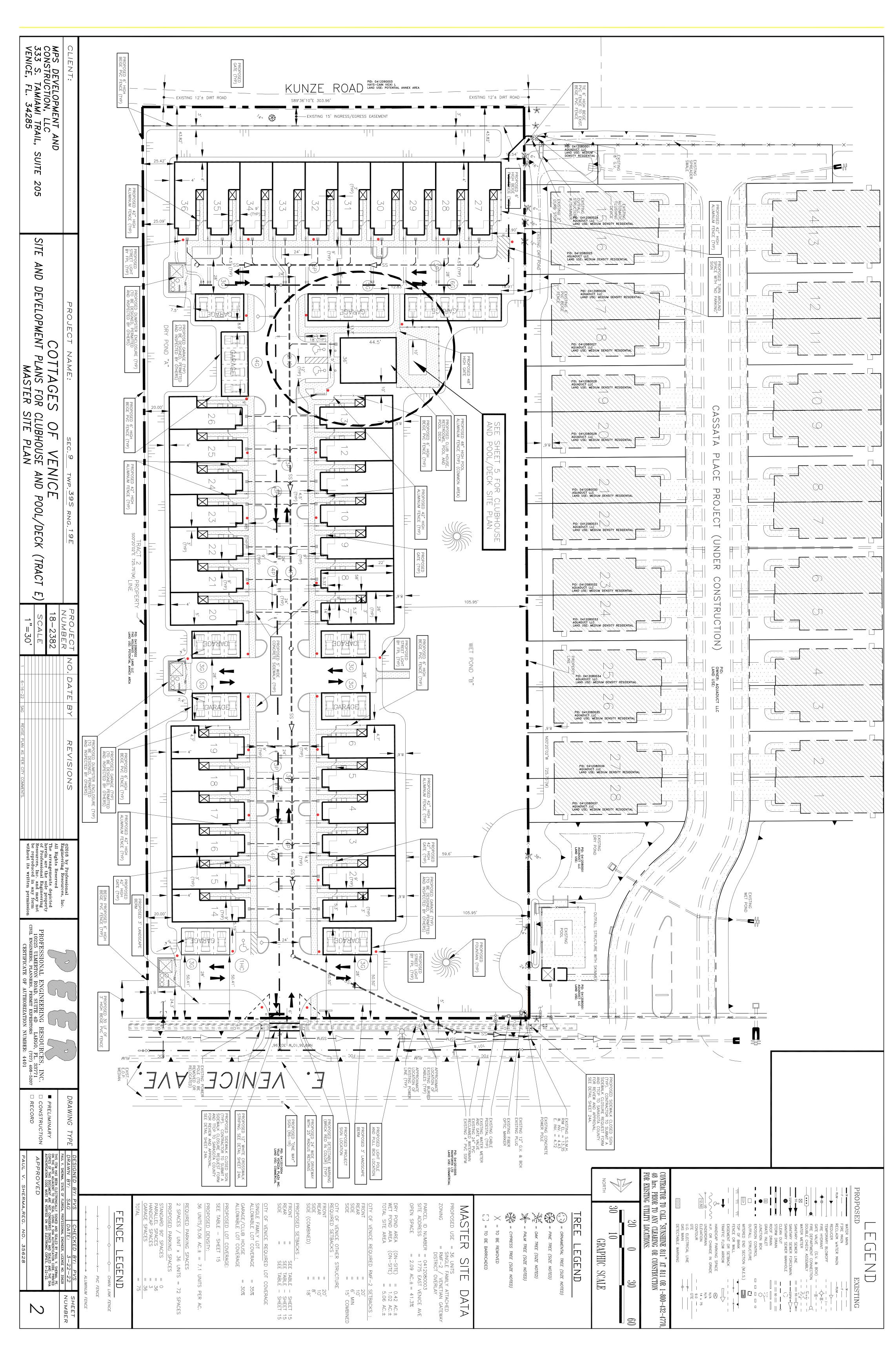
ALL FIRE SERVICE BACKFLOW ASSEMBLIES SHALL BE INSTALLED BY A CERTIFIED CONTRACTOR WITH A CLASS I, II, OR V CERTIFICATE OF COMPETENCY ISSUED BY THE STATE FIRE MARSHALL AS PER F.S. 633.521

CONSTRUCTION SITE INFORMATION MUST BE POSTED WITH 24-HOUR CONTACT INFORMATION ALL ON-SITE IMPROVEMENTS SHALL BE CONSTRUCTED TO MEET THE LATEST VERSION OF THE CITY OF VENICE STANDARD DETAILS.

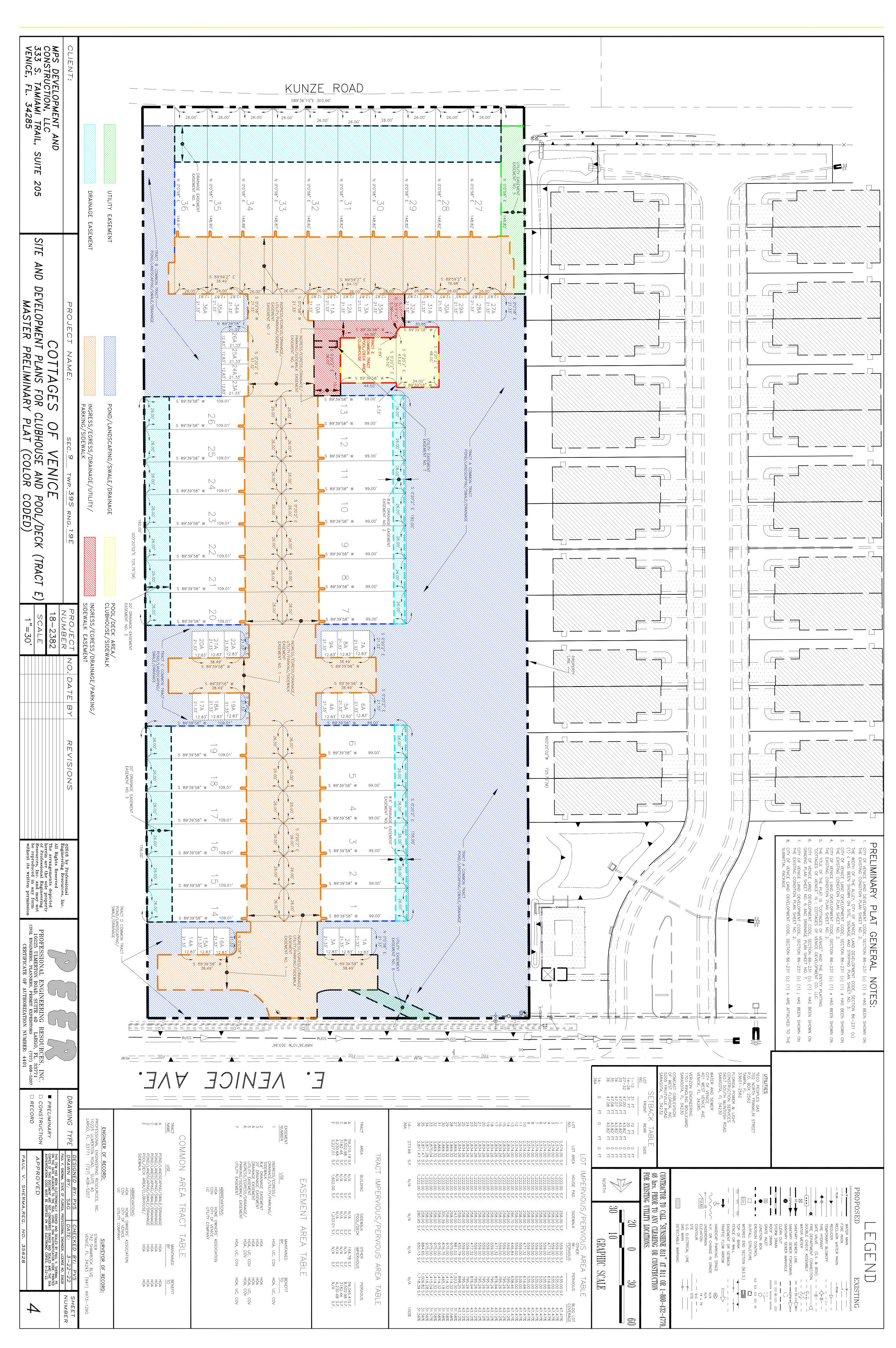
ELEVATIONS ARE BASED ON N.A.V.D. 1988

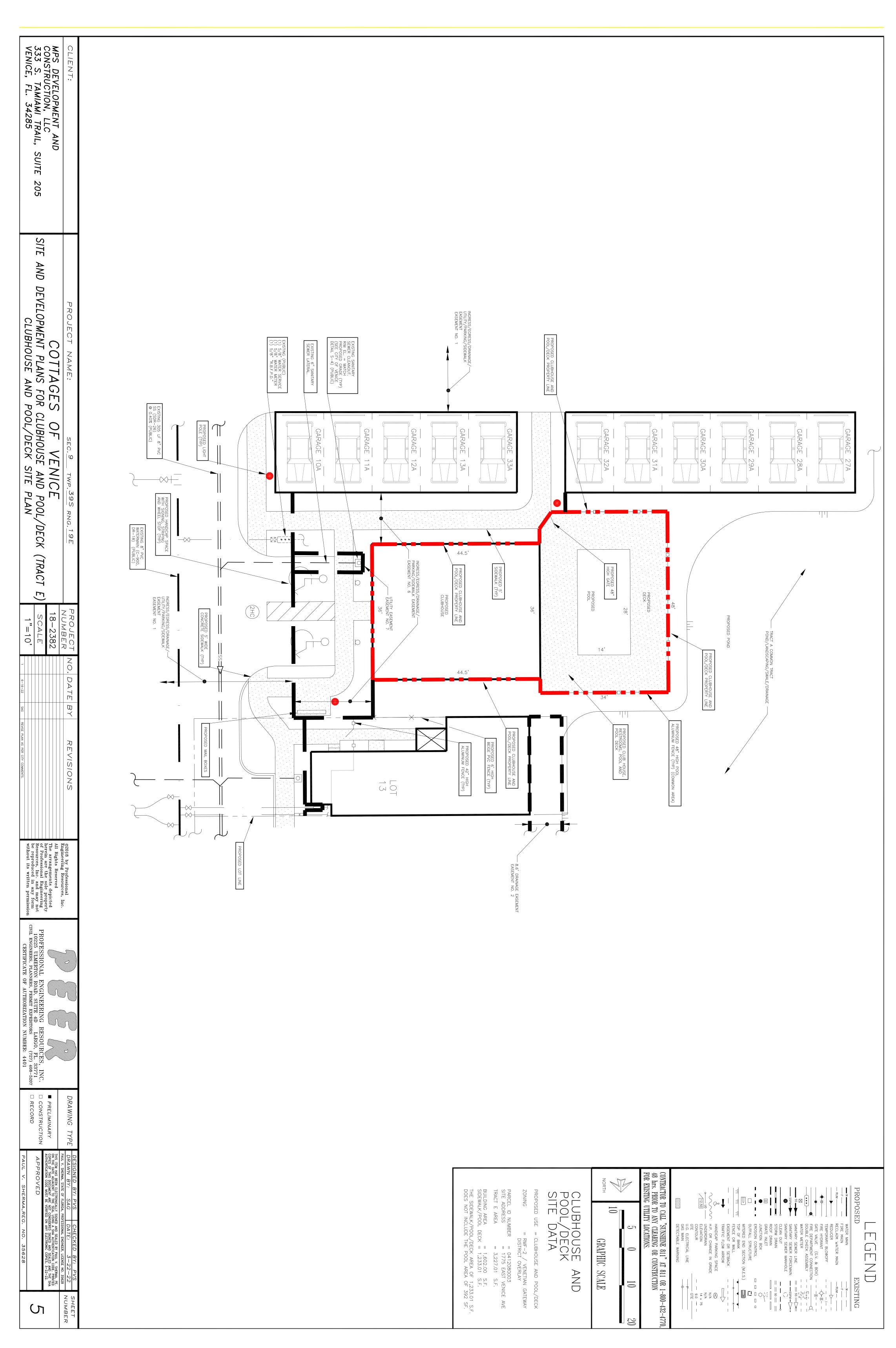
 $\mathbb{Z}$  $\mathbb{Q}_{\prec}$ REVISIONS

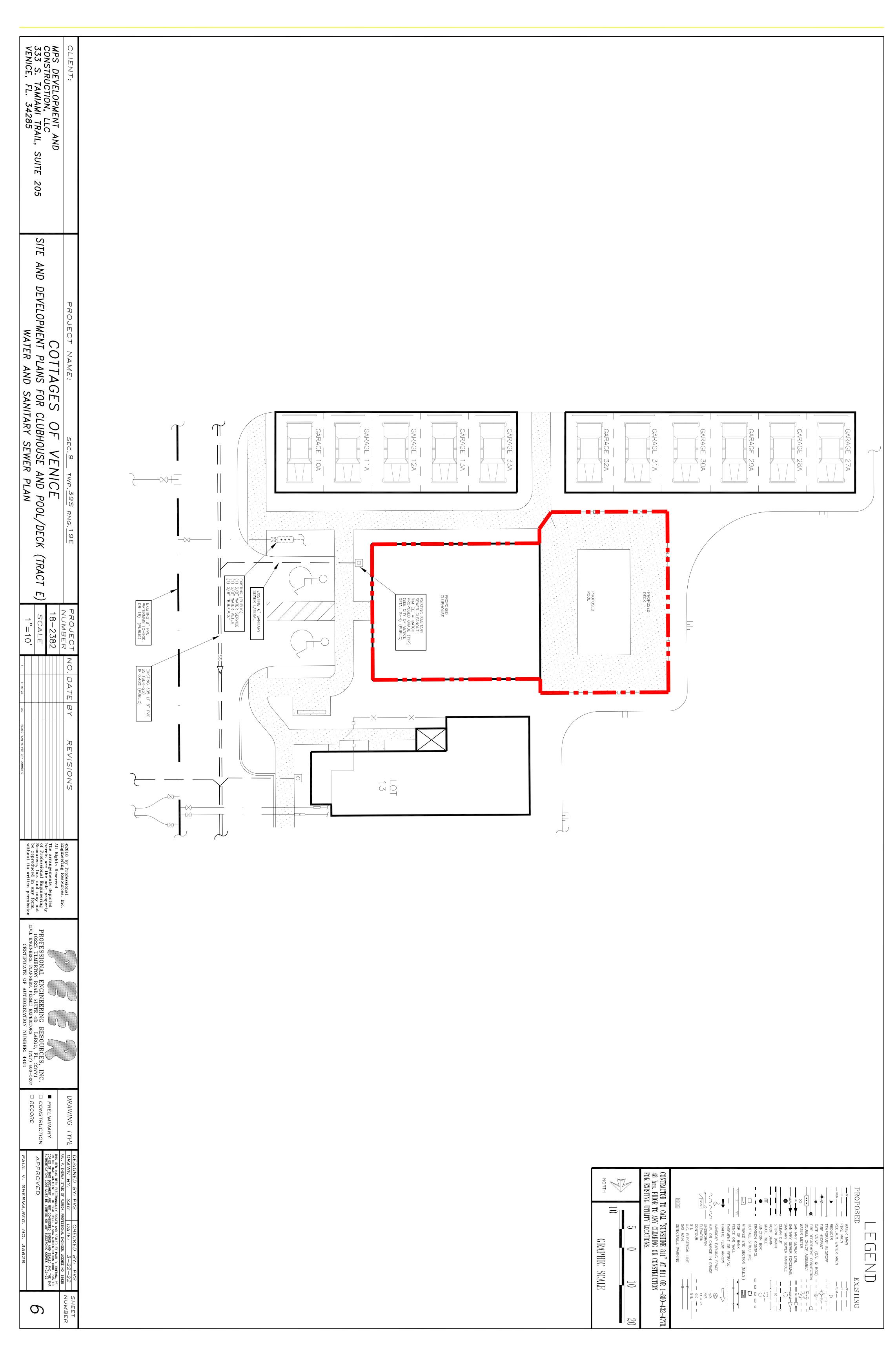
CERTIFICATE OF AUTHORIZATION NUMBER: 4401

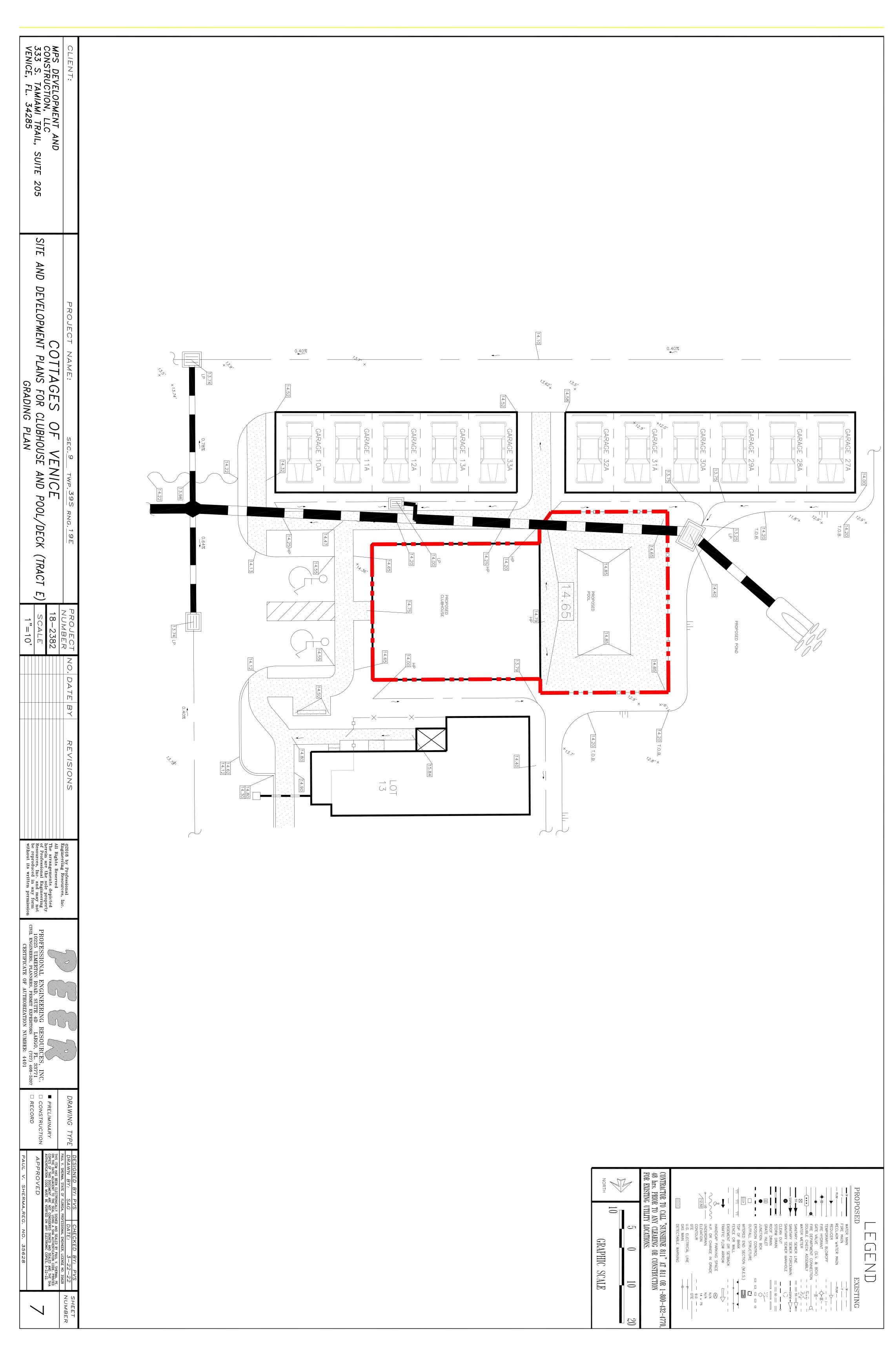


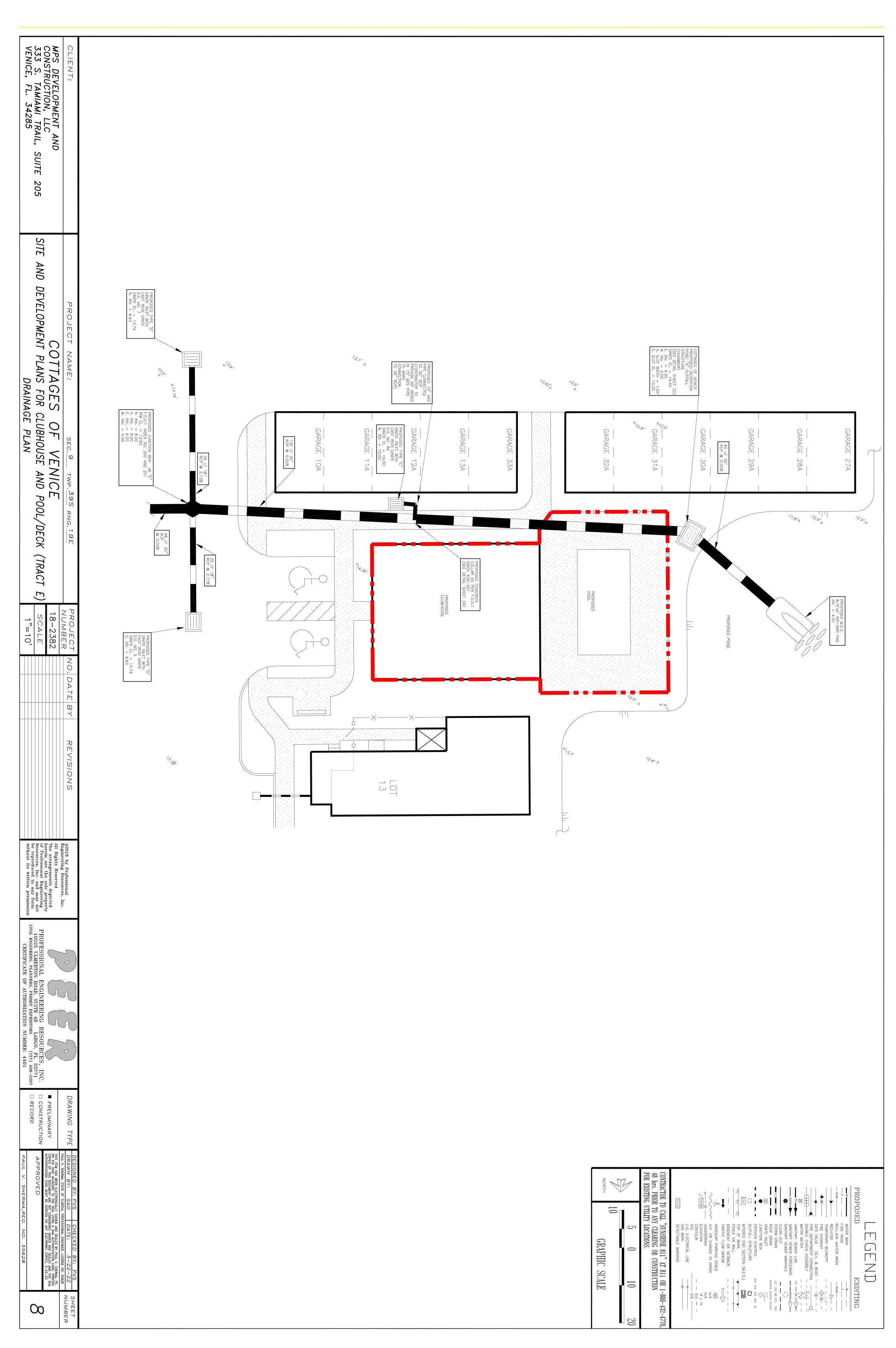


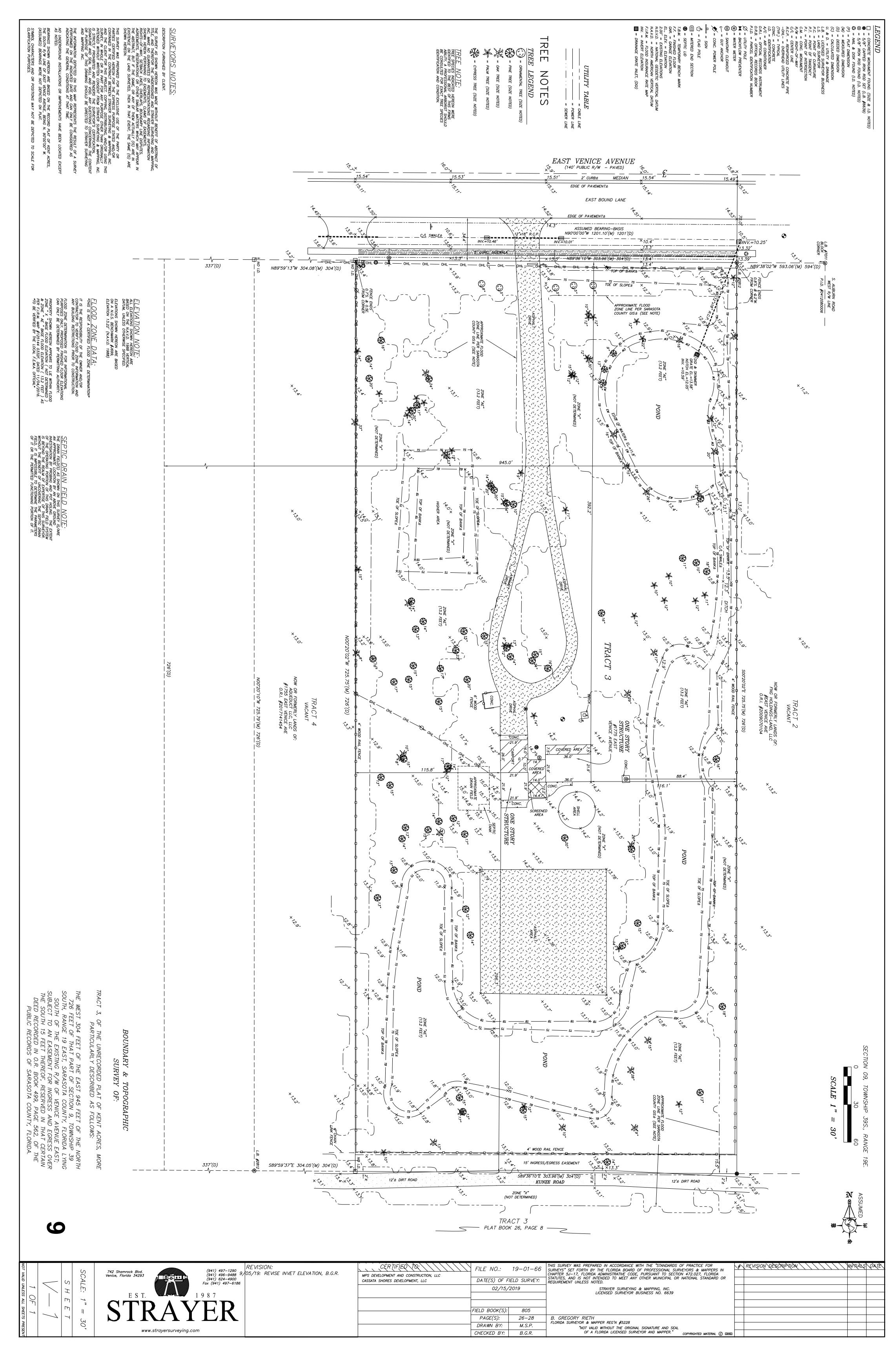


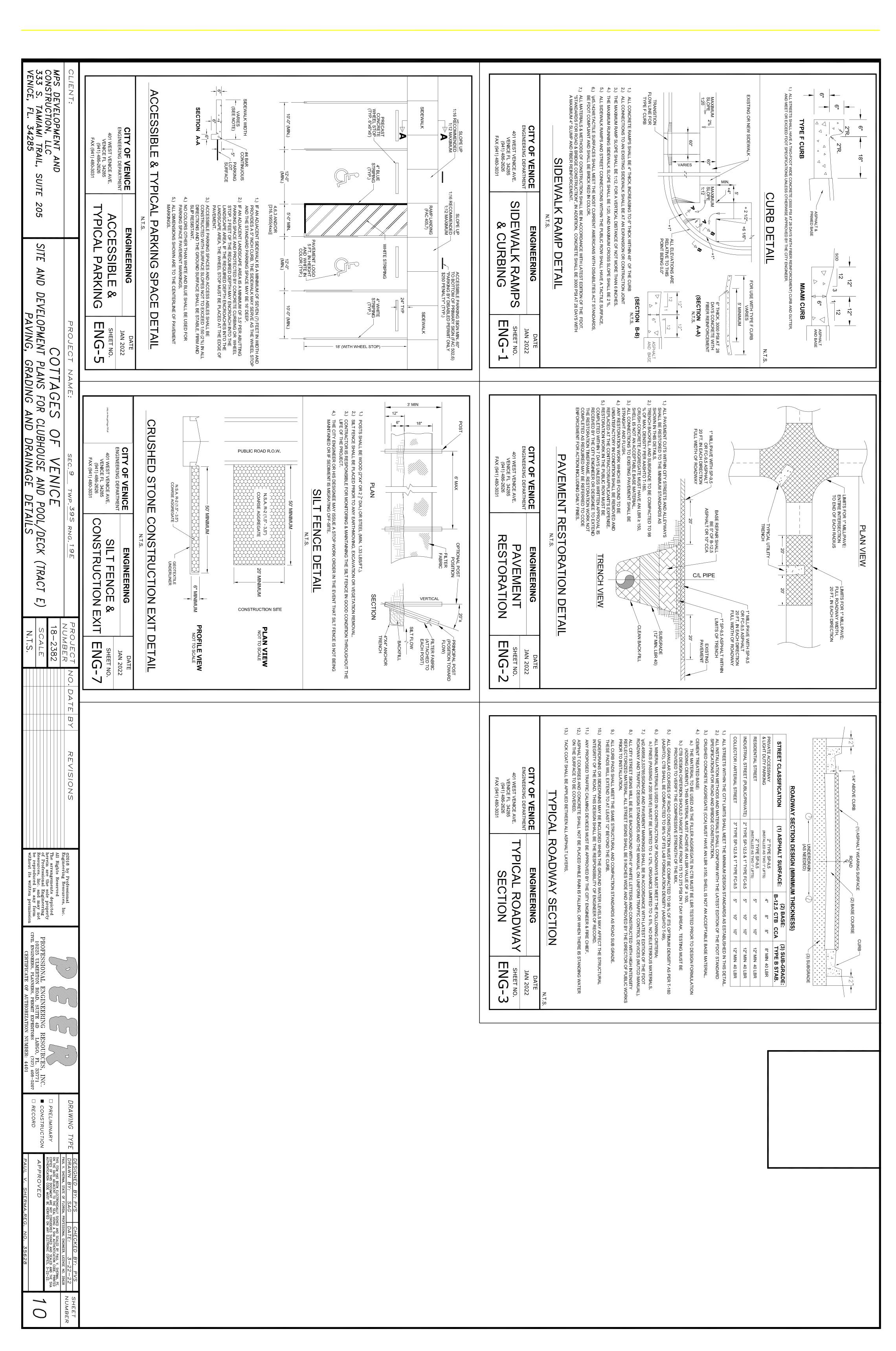


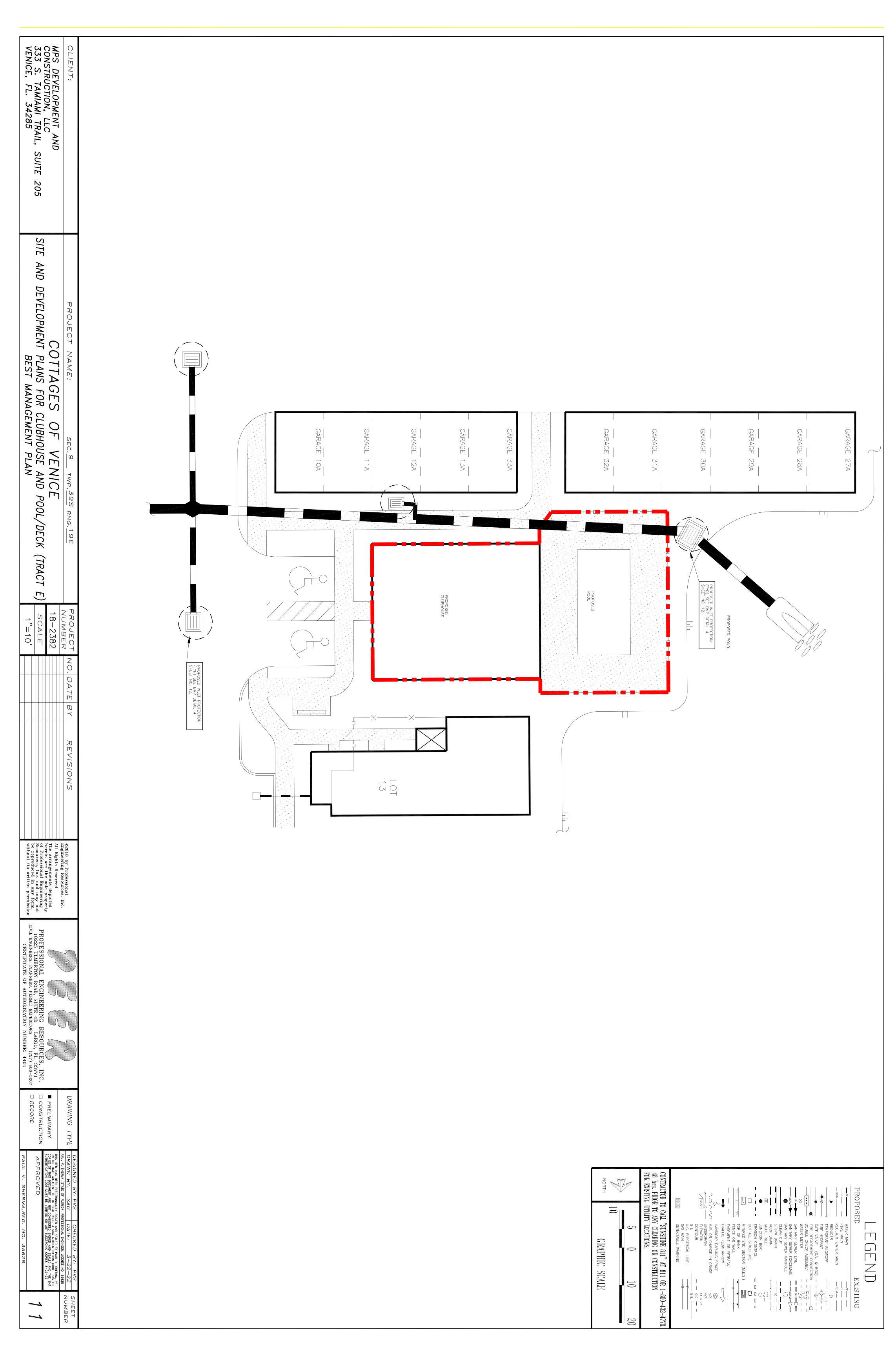


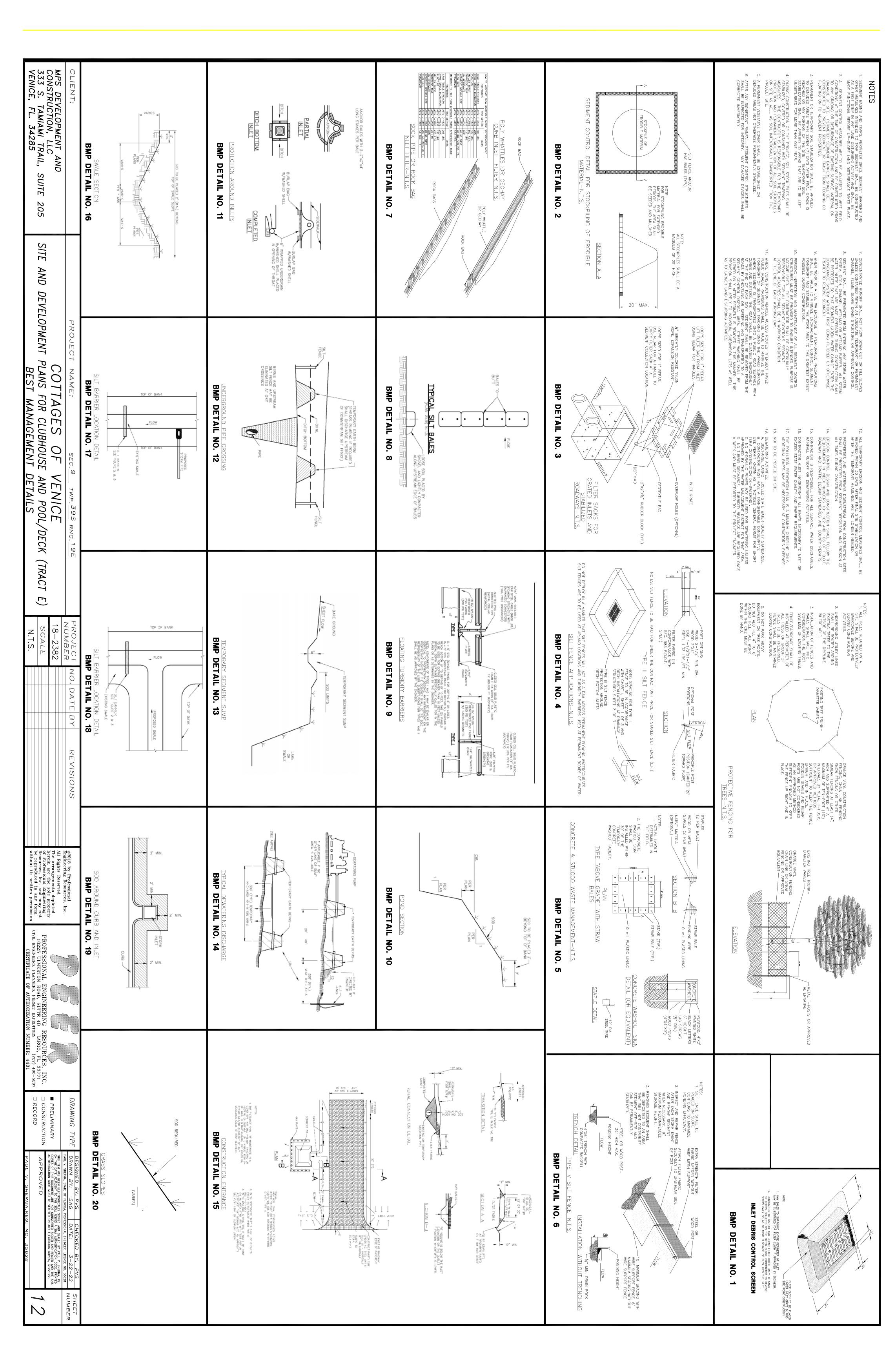












MPS DEVELOPMENT AND CONSTRUCTION, LLC 333 S. TAMIAMI TRAIL, SUITE 205 VENICE, FL. 34285	CLIENT:	TORAL REGUL  CONTING WERE  PROXIMATE.  PRO	
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IENICE AND POOL/DI TION NOTES	TWP.39S RNG.19E PROJECT NO.	A RECEIVED AND CONTROL OF THE CONTR	
Engineering Resount All Rights Reserved The arrangements herein are the sol of Professional Engineering Resources, Inc. and be reproduced in without its written	DATE BY REVISIONS	The content of the property of the content of the c	85. SITE CONTRACTOR TO PROVIDE ALL NECESSARY FITTINGS/CONNECTIONS TO MAKE
depicted property profession certificate of Authorization Number: 4401		TESTING SCHEDULE	
PAUL V PA	DRAWING TYPE DRA	1.11   1.12   1.12   1.13	