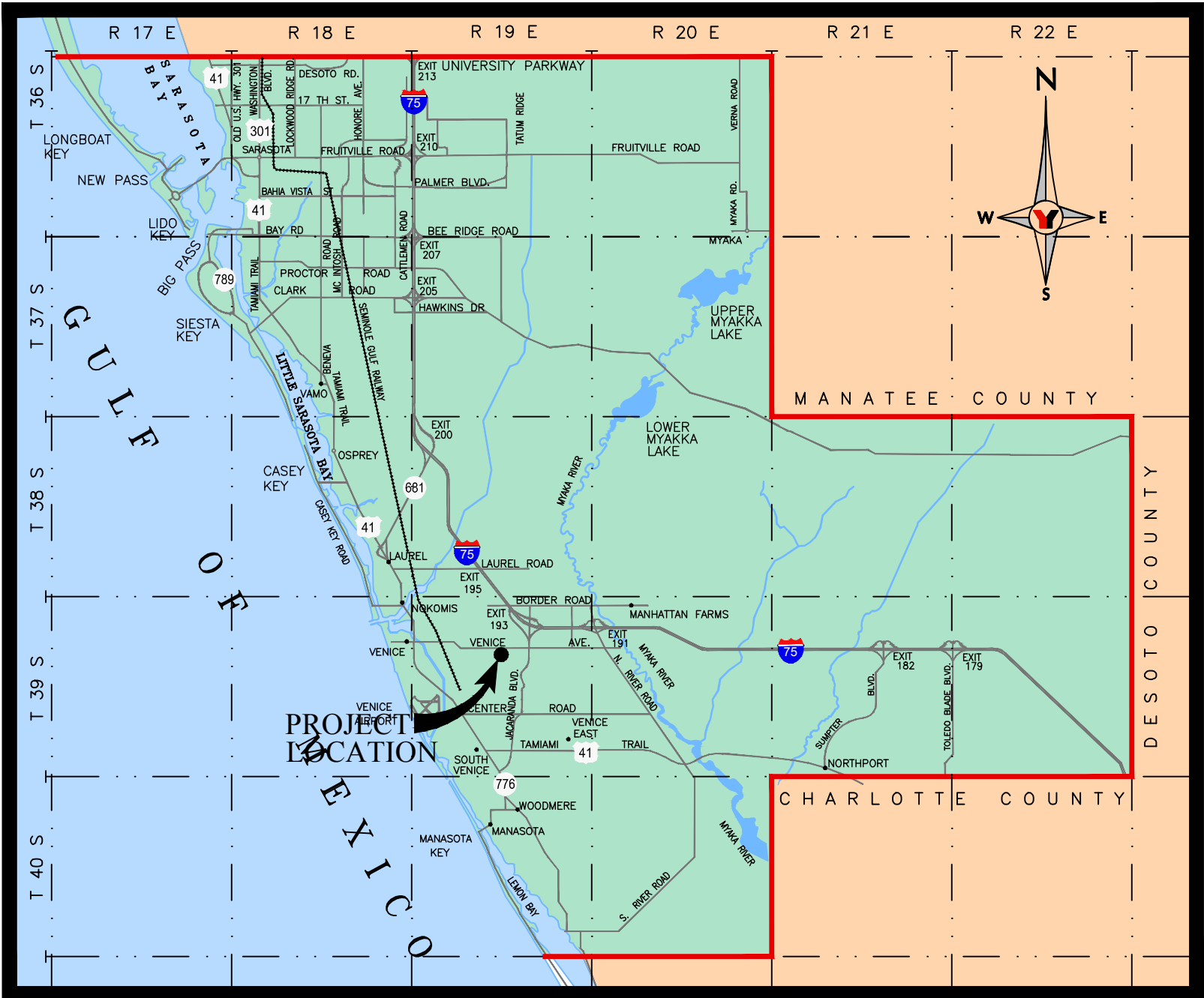


RAMSEY ROAD MULTIFAMILY

THE GALLINA COMPANIES
101 EAST MAIN STREET, SUITE 500
MT. HOREB, WISCONSIN 53572

MASTER PLANS

SECTION 9 , TOWNSHIP 39 SOUTH, RANGE 19 EAST



SARASOTA COUNTY LOCATION MAP

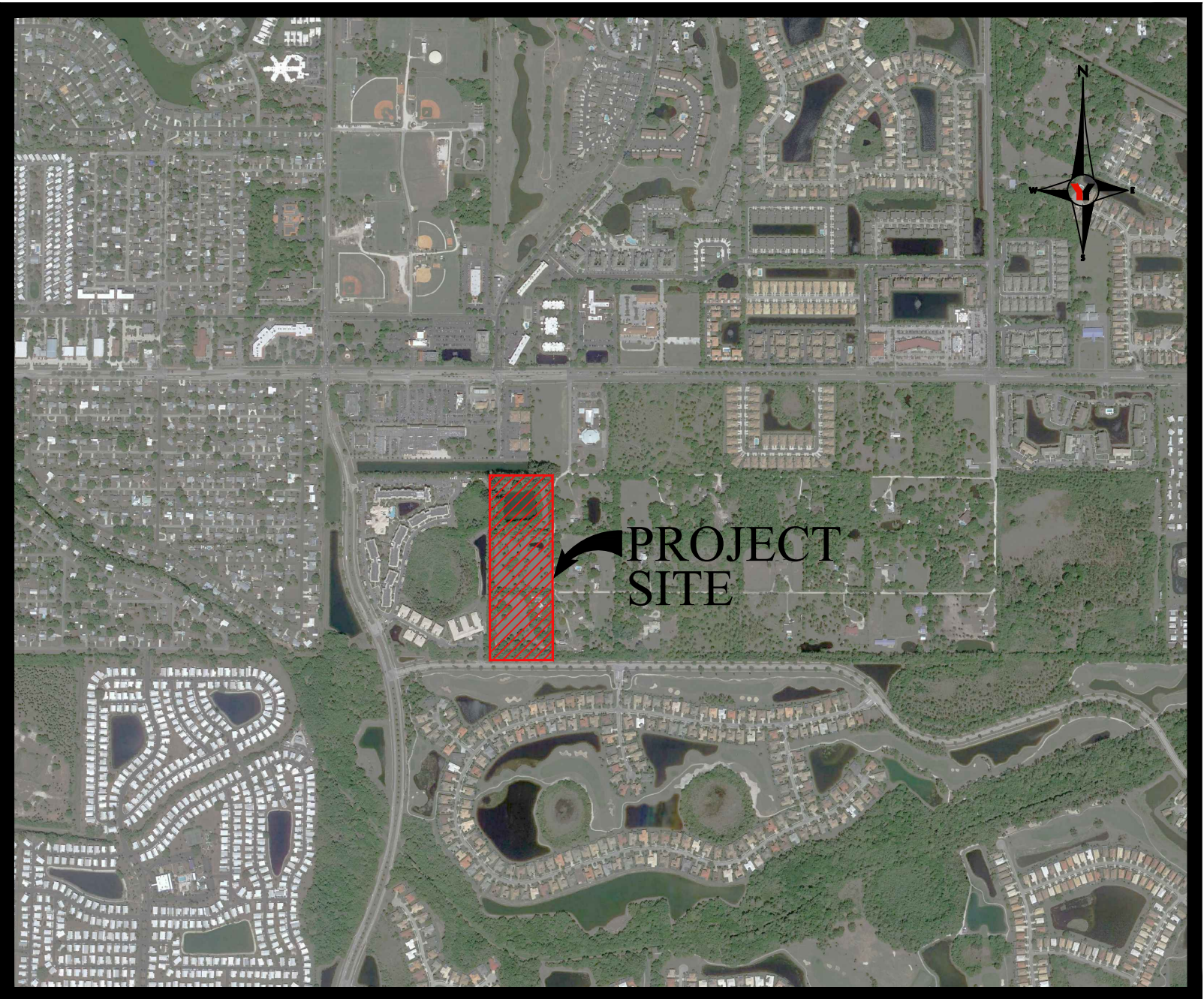


George F. Young, Inc.

10540 PORTAL CROSSING, SUITE 105 LAKEWOOD RANCH, FLORIDA 34211-4913
PHONE (941) 747-2981 FAX (941) 747-7234 WWW.GEORGEFYOUNG.COM
ENGINEERING CERTIFICATE OF AUTHORIZATION NUMBER 21
CIVIL & TRANSPORTATION ENGINEERING | ECOLOGY | GIS | LANDSCAPE ARCHITECTURE
PLANNING | SURVEYING | SUBSURFACE UTILITY ENGINEERING
GAINESVILLE • LAKEWOOD RANCH • ORLANDO • ST. PETERSBURG • TAMPA

PROJECT NO. 1800600LC

	FDOT PLANS	FDEP PLANS	SWFWMD PLANS	CONSTRUCTION PLANS	SHEET INDEX	
					SHEET NO.	DESCRIPTION
				X	C0	COVER
				X	C1	AERIAL SITE PLAN
				X	C2	EXISTING CONDITIONS PLAN
				X	C3	MASTER SITE PLAN



VICINITY MAP

PROJECT CONTACT LIST:

SITE OWNER/DEVELOPER:	THE GALLINA COMPANIES 101 EAST MAIN STREET, SUITE 500 MT. HOREB, WISCONSIN 53572 PHONE: (608) 437-8301	CRAIG ENZENROTH, PRESIDENT EMAIL: cenzenroth@gallinacos.com
ARCHITECTURE:	PLUNKETT RAYSICH ARCHITECTS, LLP 205 N. ORANGE AVE., SUITE 202 SARASOTA, FLORIDA 34236 PHONE: (941) 444-8845	JOHN J. HOLZ, AIA, NCARB, LEED AP B+C EMAIL: jholz@prarch.com
CIVIL ENGINEERING:	GEORGE F. YOUNG, INC. 10540 PORTAL CROSSING, SUITE 105 LAKEWOOD RANCH, FLORIDA 34211-4913 PHONE (941) 747-2981 FAX (941) 747-7234	MICHAEL E. RISSMAN JR, PE EMAIL: mrisman@georgefyoung.com
SURVEYOR:	GEORGE F. YOUNG, INC. 10540 PORTAL CROSSING, SUITE 105 LAKEWOOD RANCH, FLORIDA 34211-4913 PHONE (941) 747-2981 FAX (941) 747-7234	KAVIN C. WILMOTT, PSM EMAIL: kwilmott@georgefyoung.com
LANDSCAPE ARCHITECT:	DAVID W. JOHNSTON ASSOCIATES, INC. 630 S. ORANGE AVE., SUITE 202 SARASOTA, FLORIDA 34236 PHONE: (941) 366-3159	PHILLIP J. SMITH, ASLA EMAIL: phil@dwja.net
GENERAL CONTRACTOR:	CONTRACTOR STREET ADDRESS CITY, STATE ZIP PHONE: (000) 000-0000 FAX: (000) 000-0000	CONTACT PERSON EMAIL:



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THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE LOCATION, TYPE, MATERIAL AND DEPTH OF ALL UTILITIES IN THE AREA OF THIS PROJECT (ABOVE AND BELOW GROUND). CONTRACTOR SHALL NOTIFY UTILITY OWNER(S) 48 HOURS PRIOR TO BEGINNING WORK. CONTRACTOR TO NOTIFY ENGINEER OF RECORD OF ANY POTENTIAL UTILITY CONFLICTS PRIOR TO ANY CONSTRUCTION ACTIVITIES.

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THE DESIGN OF THIS PROJECT, AS PREPARED UNDER MY PERSONAL DIRECTION AND CONTROL, COMPLIES WITH ALL APPLICABLE STANDARDS.

THESE PLANS ARE IN COMPLIANCE WITH THE "MANUAL OF UNIFORM MINIMUM STANDARDS FOR DESIGN, CONSTRUCTION AND MAINTENANCE FOR STREETS AND HIGHWAYS" AS ADOPTED BY THE FLORIDA DEPARTMENT OF TRANSPORTATION PURSUANT TO SUBSECTIONS 335.075(1) AND (4), FLORIDA STATUTES AND THE COUNTY LAND DEVELOPMENT REGULATIONS.

THESE PLANS ARE IN COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT (A.D.A.) MANUAL, AT CURBS, GUTTERS, SIDEWALKS, INTERSECTIONS, ETC.

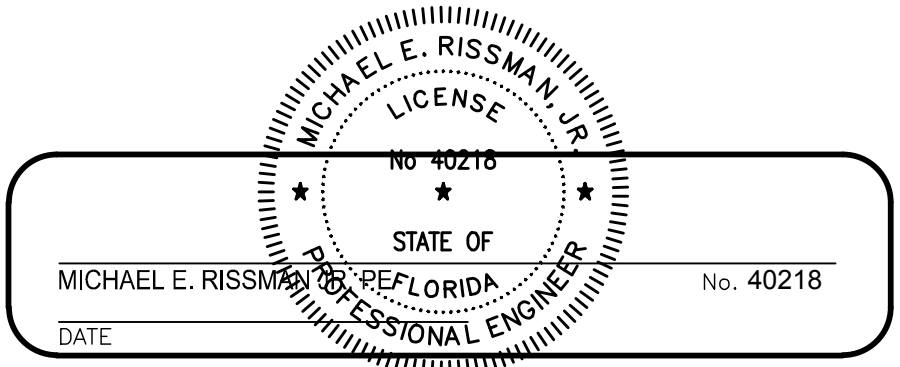
THESE PLANS ARE IN COMPLIANCE WITH THE FLORIDA ACCESSIBILITY CODE AT CURBS, GUTTERS, SIDEWALKS, INTERSECTIONS, ETC.

WATER MAINS AND HYDRANTS SHALL BE COMPLETED AND SERVICE PRIOR TO COMMENCING VERTICAL CONSTRUCTION ON ANY BUILDING OR BRINGING COMBUSTIBLE STOCK ON SITE.

RAMSEY ROAD MULTIFAMILY
THE GALLINA COMPANIES
MASTER PLANS

PROJECT NO. 1800600LC

FOR AGENCY USE





Ownership:
LEX PELICAN LP
C/O LEXINGTON REALTY ADVISORS
1 PENN PLZ STE 4015,
NEW YORK, NY, 10119-4015
ZONING: PUD
PID: 0425-15-0020

Ownership:
1000 ASTON GARDENS DRIVE LLC
C/O WELLTOWER INC 4500 DORR
ST, TOLEDO, OH, 43615
ZONING: PUD
PID: 0412-13-0002

Ownership:
PUBLIX SUPER MARKETS INC
PO BOX 407, LAKELAND, FL, 33802-0407
ZONING: CG
PID: 0412-05-0016

Ownership:
VENICE PLAZA OFFICE PARK
CONDO ASSN INC
1880 N CONGRESS AVE STE 215,
BOYNTON BEACH, FL, 33426-8675
ZONING: CG
PID: 0000-00-8550

Ownership:
VENICE CHURCH OF
THE NAZARENE INC
1535 E VENICE AVE,
VENICE, FL, 34292-3108
ZONING: OUE1
PID: 0412-06-0002

Ownership:
BAILEY JOHN N III
209 BAILEY RD,
VENICE, FL, 34292-3005
ZONING: OUE
PID: 0412-14-0002

Ownership:
EVETT EDWARD (TTEE)
507 RAMSEY RD,
VENICE, FL, 34292-3043
ZONING: PUD
PID: 0412-14-0003

Ownership:
VENICE CHURCH OF
THE NAZARENE INC
1535 E VENICE AVE,
VENICE, FL, 34292-3108
ZONING: OUE1
PID: 0412-06-0002

Ownership:
HUNT DARIN J
HUNT LAUREN R
464 RAMSEY RD,
VENICE, FL, 34292-3051
ZONING: OUE
PID: 0412-11-0003

VENICE CHURCH
OF NAZARENE

REVISED	NO.	BY	DATE	DESCRIPTION

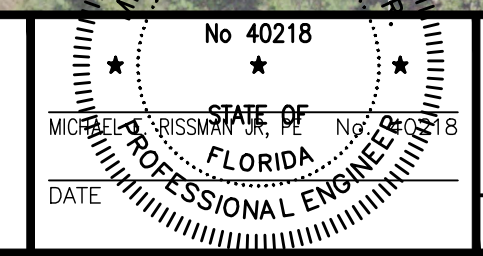
REVISED	NO.	BY	DATE	DESCRIPTION

DESIGN	INITIALS	DATE
DRAWN	NICKOLS	12/07/18
CHECKED	NICKOLS	12/10/18
QUALITY CHK	RISSMAN	
SCALE		

PREPARED FOR:
THE GALLINA COMPANIES
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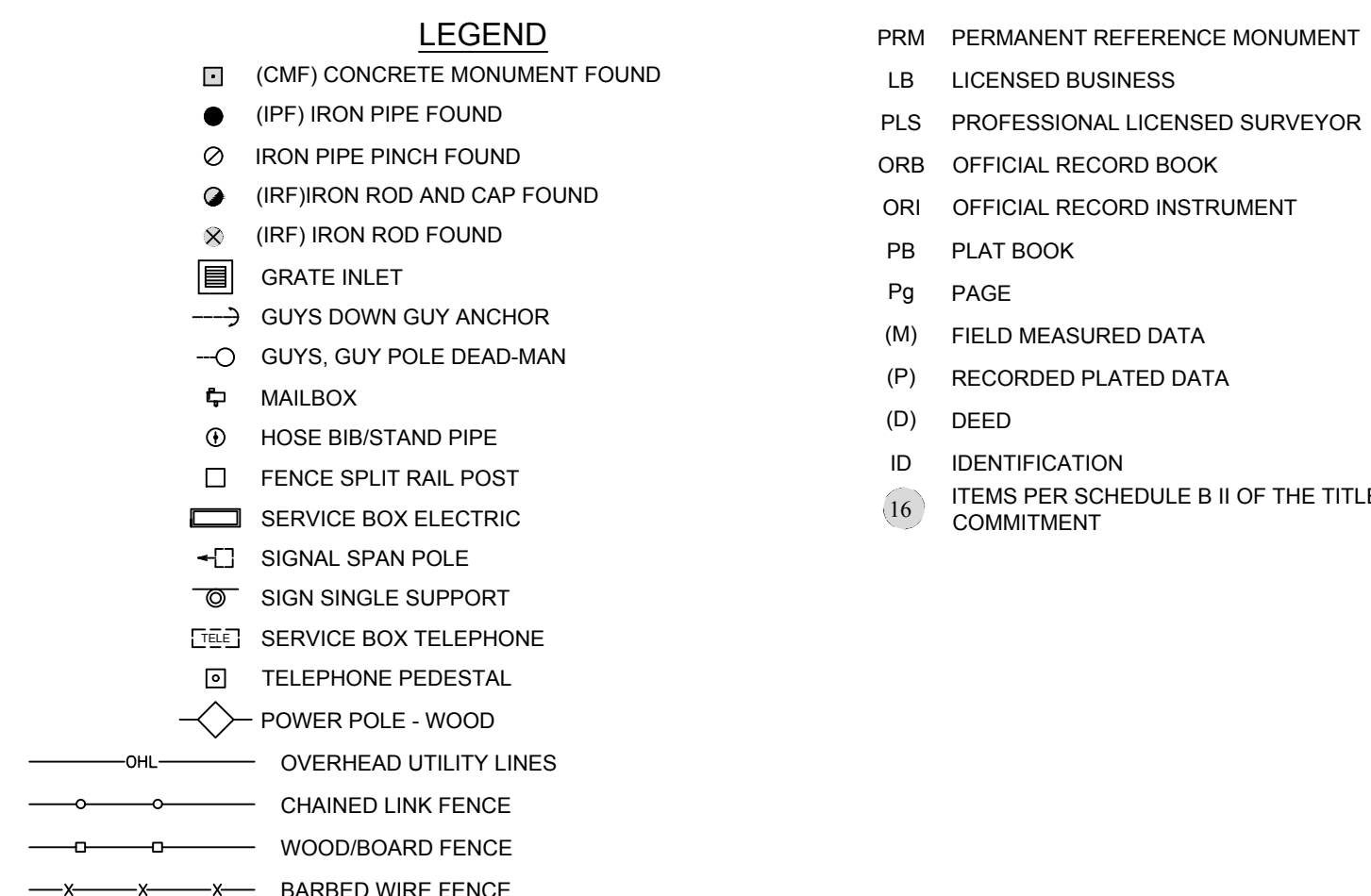


RAMSEY ROAD MULTIFAMILY
AERIAL SITE PLAN
SECTION 9, TOWNSHIP 39 S., RANGE 19 E.

JOB NO.
1800600LC
SHEET NO.
C1

"NOT FOR CONSTRUCTION"

FILE: I:\PROJECTS\1800600LC\1800600LC.dwg Plot Date: 1/20/2019 3:21 PM L0006: Nelson, Pate



	INITIALS	DATE
DESIGN	NICKOLS	12/07/18
DRAWN	NICKOLS	12/10/18
CHECKED	RISSMAN	
QUALITY CHK	--	--
SCALE		





JOB NO.
1800600LC

SHEET NO.
C2

SITE DATA

DEVELOPMENT DATA:

SITE AREA: 15.16 AC

PARCEL ID NUMBER:

0412-14-0004
EXISTING ZONING: PUD (PLANNED UNIT DEVELOPMENT)
EXISTING USE: RESIDENTIAL VACANT

0412-11-0005
EXISTING ZONING: PUD (PLANNED UNIT DEVELOPMENT)
EXISTING USE: RESIDENTIAL VACANT

0412-11-0006
EXISTING ZONING: PUD (PLANNED UNIT DEVELOPMENT)
EXISTING USE: RESIDENTIAL VACANT

ADJACENT ZONING:

NORTH: CG/OUE1
SOUTH: PUD
EAST: OUE/PUD
WEST: PUD

LAND USE DATA:

DENSITY:
ALLOWED: 4.5 DU/AC (UNLESS APPROVED OTHERWISE)
PROPOSED: 7.7 DU/AC

OPEN SPACE:

REQUIRED: 50%
PROPOSED: 59.6%

MULTI-FAMILY DWELLING UNITS:
16 UNIT BUILDINGS: 6 6 X 16 = 96
20 UNIT BUILDINGS: 1 1 X 20 = 20
TOTAL DWELLING UNITS: 116

SITE COVERAGE:

BUILDINGS: 1.67 AC (11.0%)
GARAGES & FACILITIES: 0.23 AC (1.5%)
PAVEMENT/SIDEWALK: 4.22 AC (27.8%)
LAKES: 3.10 AC (20.5%)
PERVIOUS: 5.94 AC (39.2%)
TOTAL: 15.16 AC (100.0%)

PARKING CALCULATIONS:

REQUIRED PARKING:

MULTIFAMILY DWELLING UNITS:
2 PARKING SPACES PER DWELLING UNIT
116 UNITS X 2 = 232 SPACES

PROVIDED PARKING:

MULTIFAMILY DWELLING UNITS:
243 SPACES
(INCLUDING GARAGE PARKING AND HC PARKING SPACES)
AMENITY BUILDING:
11 SPACES
(INCLUDING 1 HC SPACE)
TOTAL OFF STREET PARKING PROVIDED = 254 SPACES

REQUIRED YARDS:

STREET: 20'
SIDE: 15'
REAR: 15'

SETBACK REQUIREMENTS:

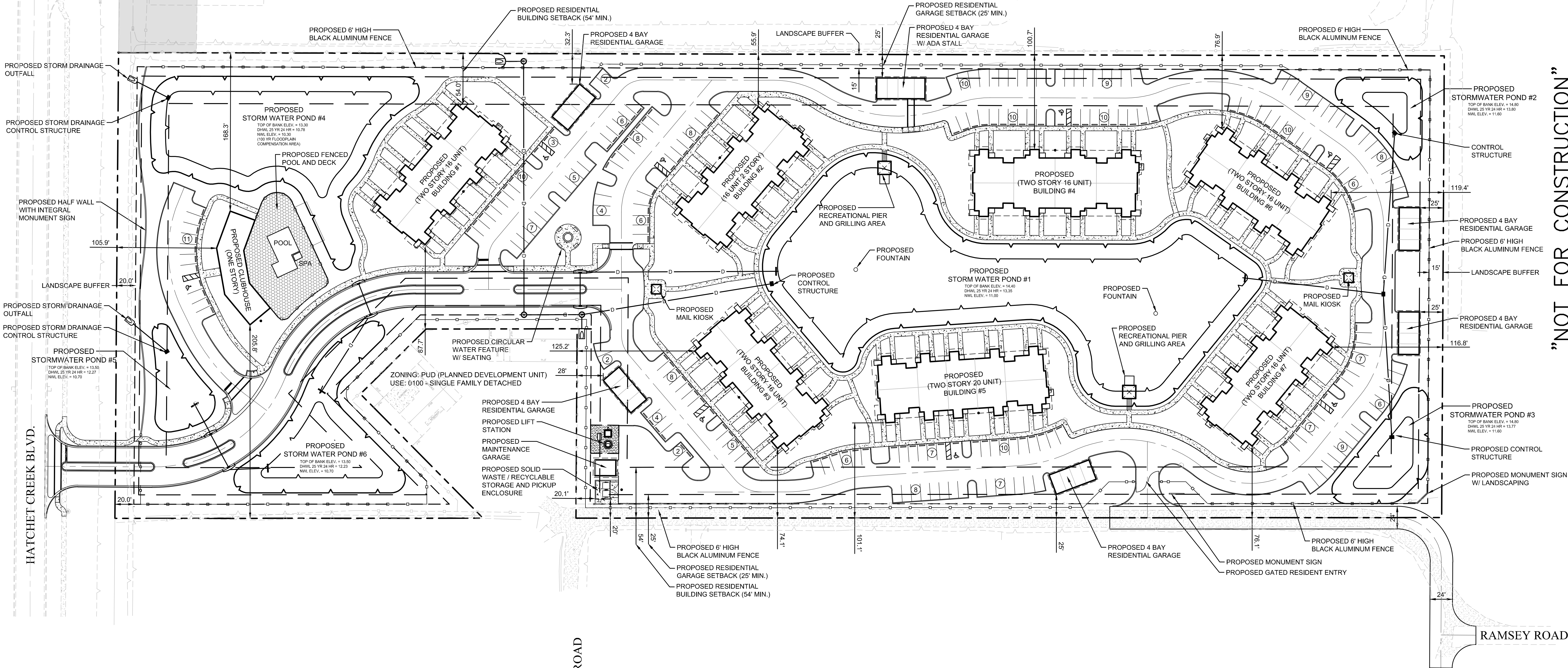
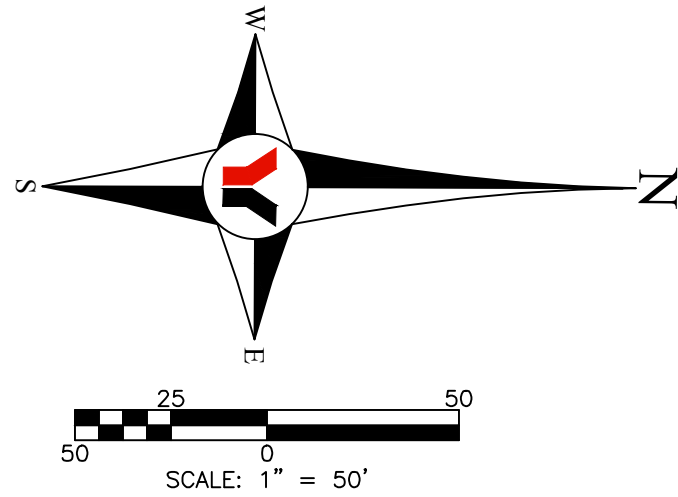
NO STRUCTURE SHALL BE LOCATED CLOSER TO ANY PERIMETER PROPERTY LINE THAN TWO TIMES THE HEIGHT OF SUCH STRUCTURE. RESIDENTIAL BUILDING HEIGHT = 27' (SETBACK MIN. = 54') GARAGE BUILDING HEIGHT = 12.5' (SETBACK MIN. = 25')

TO NORTH PROPERTY LINE:
RESIDENTIAL BUILDING = 116.8'
GARAGE = 25'

TO SOUTH PROPERTY LINE:
TO CLUBHOUSE = 105.9'

TO EAST PROPERTY LINE:
RESIDENTIAL BUILDING = 74.1'
GARAGE = 25'

TO WEST PROPERTY LINE:
RESIDENTIAL BUILDING = 54'
GARAGE = 25'



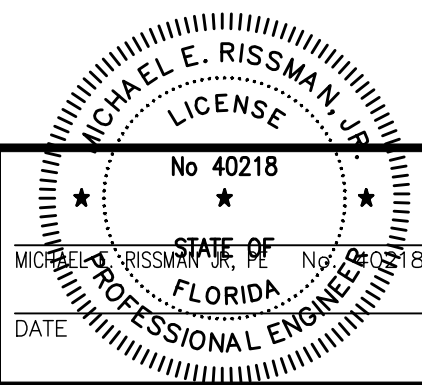
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RAMSEY ROAD MULTIFAMILY

MASTER SITE PLAN

SECTION 9, TOWNSHIP 39 S., RANGE 19 E.

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