

LEGEND

ABBREVIATIONS

EL or ELEV. _____ ELEVATION
INV. _____ INVERT
LF _____ LINEAR FEET
NGVD _____ NATIONAL GEODETIC VERTICAL DATUM
NIC _____ NOT IN CONTRACT
SB _____ SOIL BORING
STA _____ STATION
FDOT _____ FLORIDA DEPARTMENT OF TRANSPORTATION
CL _____ CENTERLINE
E _____ FLOW LINE
CMP _____ CORRUGATED METAL PIPE
D.I.P. _____ DUCTILE IRON PIPE
PVC _____ POLYVINYL CHLORIDE PIPE
HDPE _____ HIGH DENSITY POLYETHYLENE
RCP _____ REINFORCED CONCRETE PIPE
ERCP _____ ELLIPTICAL REINFORCED CONCRETE PIPE
MH _____ MANHOLE
STR _____ STORM SEWER STRUCTURE
X.XX' LT/X.XX' RT _____ FEET LEFT or FEET RIGHT

SYMBOLS

IN-LINE PLUG VALVE W/ BOX

IN-LINE GATE VALVE W/ BOX

FIRE HYDRANT, COMPLETE

WATER METER

IRRIGATION METER

SANITARY SEWER MANHOLE

SANITARY SEWER LATERAL & CLEAN-OUT

STORM SEWER & STRUCTURE

ENDWALL

PROPOSED ELEVATION

PROPOSED PAVEMENT ELEVATION

EXISTING ELEVATION

EXISTING PAVEMENT ELEVATION

DIRECTION OF DRAINAGE FLOW

PROPOSED CONTROL STRUCTURE

PROPOSED LAKE

PROPOSED LITTORAL SHELF

MINIMUM FINISHED FLOOR ELEVATION

NOTE: OPEN SYMBOLS AND DASHED LINES DENOTE EXISTING IMPROVEMENTS

SITE DEVELOPMENT DATA:

PROJECT:

VICENZA AMENITY TRACT

ENGINEER:

STANTEC, INC
6900 PROFESSIONAL PKWY EAST
SARASOTA, FL 34240

SURVEYOR:

STANTEC, INC
6900 PROFESSIONAL PKWY EAST
SARASOTA, FL 34240

DEVELOPER/OWNER:

NEAL COMMUNITITES OF SOUTHWEST FLORIDA, LLC
5800 LAKEWOOD RANCH BLVD
SARASOTA, FL 34240

ZONING:

SJMR PROPERTY PUD

FLOOD ZONE:
(NAVD 1988)

PER FIRM #12115C0263F & 12115C0351F

EXISTING LAND USE:

PASTURE – AGRICULTURE – VACANT

PROPOSED LAND USE:

SINGLE FAMILY RESIDENTIAL/AMENITY TRACT

SEWER PROVIDER:

SARASOTA COUNTY UTILITIES

WATER PROVIDER:

CITY OF VENICE UTILITIES

ELECTRIC PROVIDER:

FLORIDA POWER & LIGHT

GARBAGE:

CITY OF VENICE

PROJECT AREA:

3.77 AC

PID:

N/A PROPOSED AMENITY ADDRESS: 192 ARIANO AVENUE

DATUM:

NATIONAL GEODETIC VERTICAL DATUM (NAVD) OF 1988.
(UNLESS SPECIFIED OTHERWISE)

PROPOSED AMENITY BLDG:

3,640 GSF

PARKING:

SEE PARKING CALCULATIONS ON SHEET 4

SARASOTA COUNTY UTILITY CONSTRUCTION, FDP AND FDOH
WATER AND WASTEWATER PERMITS ARE REQUIRED.

GENERAL NOTES:

THE HOMEOWNERS ASSOCIATION IS RESPONSIBLE FOR THE MAINTENANCE OF THE COMMON AREAS, STORMWATER MANAGEMENT SYSTEM, IRRIGATION AND ROADS. THE WATER SYSTEM SHALL BE TURNED OVER TO THE CITY OF VENICE FOR OWNERSHIP AND MAINTENANCE. THE SANITARY SEWER SYSTEM SHALL BE TURNED OVER TO SARASOTA COUNTY FOR OWNERSHIP AND MAINTENANCE.

THE HOA DOCUMENTS SHALL BE CONSISTENT WITH THE HOA MAINTENANCE RESPONSIBILITIES IDENTIFIED.

THE DATUM OF THE ELEVATIONS SHOWN ARE NAVD 1988

TO CONVERT FROM THE GRADES SHOWN HEREIN IN THE NAVD 1988 DATUM TO THE NGVD 1929 DATUM, ADD 1.11 FT.

DEVELOPMENT ON THE ±186 ACRES IS CONSISTENT WITH THE LAND USE ILLUSTRATED ON THE PUD PLAN.

ANY WELLS ON SITE THAT WILL NOT BE USED MUST BE PLUGGED BY A LICENSED WELL DRILLING CONTRACTOR IN AN APPROVED MANNER PURSUANT TO RULE 400-3.531(2) F.A.C.

ANY WELL DISCOVERED DURING EXCAVATION, EARTHMOVING OR CONSTRUCTION MUST BE REPORTED TO THE SARASOTA COUNTY HEALTH DEPARTMENT, ENVIRONMENTAL HEALTH WITHIN 24 HOURS OF DISCOVERY.

IRRIGATION SHALL BE BY PRIVATE SYSTEM THROUGH LAKE AND WELL SUPPLEMENT.

CITY OF VENICE NOTES:

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

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

3. TREE REMOVAL PERMIT MUST BE OBTAINED FROM SARASOTA COUNTY NATURAL RESOURCES DEPARTMENT.

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

5. 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

6. CONSTRUCTION SITE MUST BE POSTED WITH 24-HOUR CONTACT INFORMATION

7. ALL UTILITIES, WHETHER PUBLIC OR PRIVATE, SHALL MEET CITY OF VENICE AND / OR SARASOTA COUNTY STANDARDS.

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

9. ENGINEER'S QUANTITY ESTIMATE OF INFRASTRUCTURE IMPROVEMENTS (PHASE1) :
ON SITE:
LINEAR FEET OF RECLAIMED WATER 0 LF
LINEAR FEET OF POTABLE WATER MAIN 14,010 LF
LINEAR FEET OF GRAVITY SEWER MAIN 10,998 LF
LINEAR FEET OF FORCE MAIN 3,912 LF
NUMBER OF MANHOLES 42

SITE DEVELOPMENT PLANS FOR

VICENZA AMENITY /
ENTRY FEATURES

PART OF SECTION 35 AND 36, TOWNSHIP 38 SOUTH
RANGE 19 EAST
SARASOTA COUNTY, FLORIDA

A DEVELOPMENT BY

NEAL COMMUNITIES OF
SOUTHWEST FLORIDA, LLC

5800 LAKEWOOD RANCH BOULEVARD NORTH
SARASOTA, FLORIDA 34240
(941)-328-1111

LOCATION MAP

SITE MAP

INDEX TO SHEETS

SHEET NO.	DESCRIPTION
1	COVER SHEET
2	AERIAL LOCATION MAP
3	EXISTING CONDITIONS PLAN
4-5	SITE AND UTILITIES PLAN
6-7	GRADING AND DRAINAGE PLAN
8	PAVING, GRADING AND UTILITY DETAILS
9	DRAINAGE DETAILS AND TABLE
10	BEST MANAGEMENT PRACTICES PLAN
11	BEST MANAGEMENT PRACTICES DETAILS

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NO.	DATE	DESCRIPTION	BY

STATUS : REVISIONS

PROJECT PLANNER JIM COLLINS	PROJECT DEVELOPER NEAL COMMUNITIES	PROJECT CONSULTANT STANTEC
PROJECT DESIGNER RUSSELL DICKENS	PROJECT MANAGER MELANIE DELEHANTY SMITH, P.E. FLORIDA LICENSE NO. 75447	PROJECT ENGINEER TRAVIS FLEDDERMAN, P.E. FLORIDA LICENSE NO. 82341

CHECKED BY _____ DATE _____

RESERVED FOR STATUS AND DATE STAMPS

PROJECT NUMBER
215614167

DATE
SEPTEMBER 2018

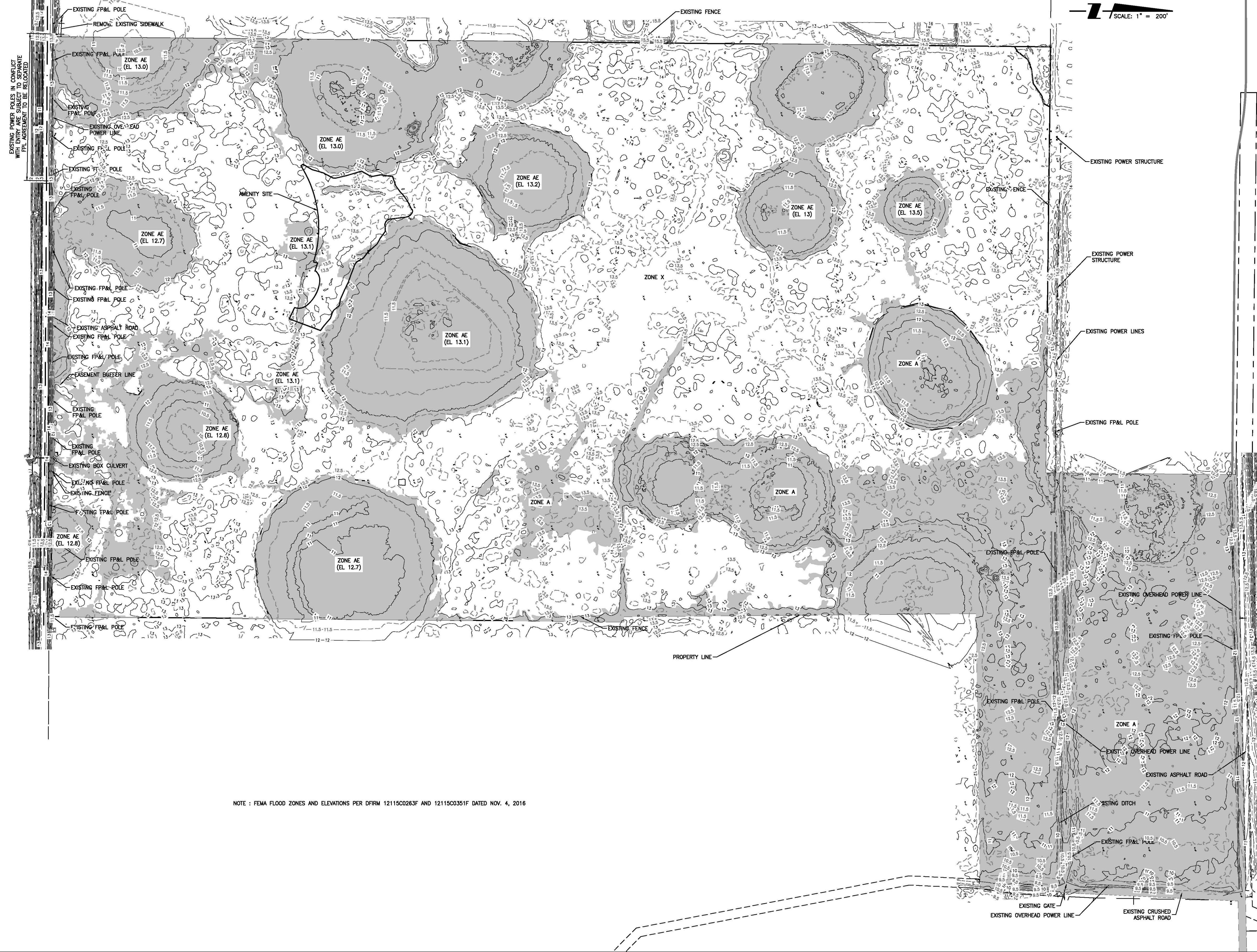
INDEX NUMBER
D-215614167-AM-001CV

Stantec

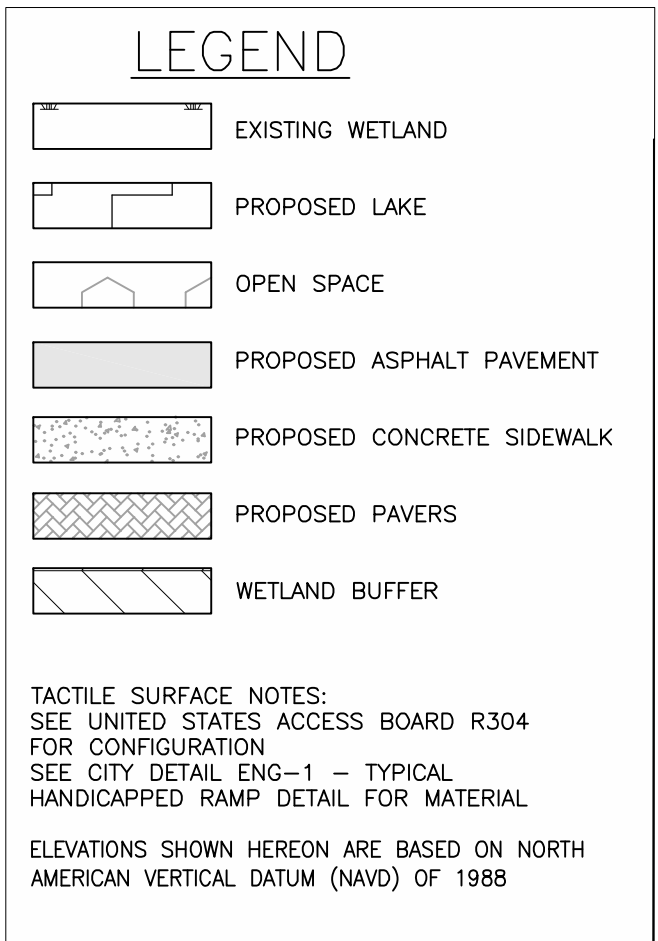
6900 Professional Parkway East, Sarasota, FL 34240-8414
Phone 941-907-6900 • Fax 941-907-6910
Certificate of Authorization #27013 • www.stantec.com

Saved: 2/21/2019 7:51:03 AM RDICKENS | Plotted: 2/21/2019 8:41:00 AM RDICKENS | V:\2156\active\215614167\civil\drawing\02 -- construction\sheet_Ries\215614167-AM-001C.dwg\CONSTR COVER





				ACTIVITY		INITIALS/EMP. NO.	DATE	 6900 Professional Parkway East, Sarasota, FL 34240-8414 Phone 941-907-6900 • Fax 941-907-6910 Certificate of Authorization #27013 • www.stantec.com	CLIENT: NEAL COMMUNITIES OF SOUTHWEST FLORIDA, LLC		DATE: 10/18	TITLE: EXISTING CONDITIONS PLAN	TRAVIS J. FLEDDERMAN, P.E. FLORIDA LICENSE NO. 82341 INDEX NUMBER: 215614167-AM-003TX SHEET NUMBER: 3 of 11	
				DESIGNED BY:		10/18								
				DRAWN BY:		10/18								
				CHECKED BY:										
				CONTRACT ADMIN. BY:				The Contractor shall verify and be responsible for all dimensions. DO NOT scale this drawing - any errors or omissions shall be reported to Stantec without delay. The Copyrights to all designs and drawings are the property of Stantec. Reproduction or use for any purpose other than that authorized by Stantec is forbidden.	PROJECT: VICENZA AMENITY / ENTRY FEATURES		DATE: 10/18			
				WM APPROVED BY:										
ΔREV NO.	REVISION	DATE	DRAWN BY / EMP. NO.	CHECKED BY / EMP. NO.	WM APPROVED BY:				PROJECT NUMBER: 215614167		CROSS REFERENCE FILE NO.:			



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				DRAWN BY:				10/18	
				CHECKED BY:					
				CONTRACT ADMIN. BY:					
Δ REV. NO.		REVISION		DATE		DRAWN BY / EMP. NO.		CHECKED BY / EMP. NO.	
								WM APPROVED BY:	

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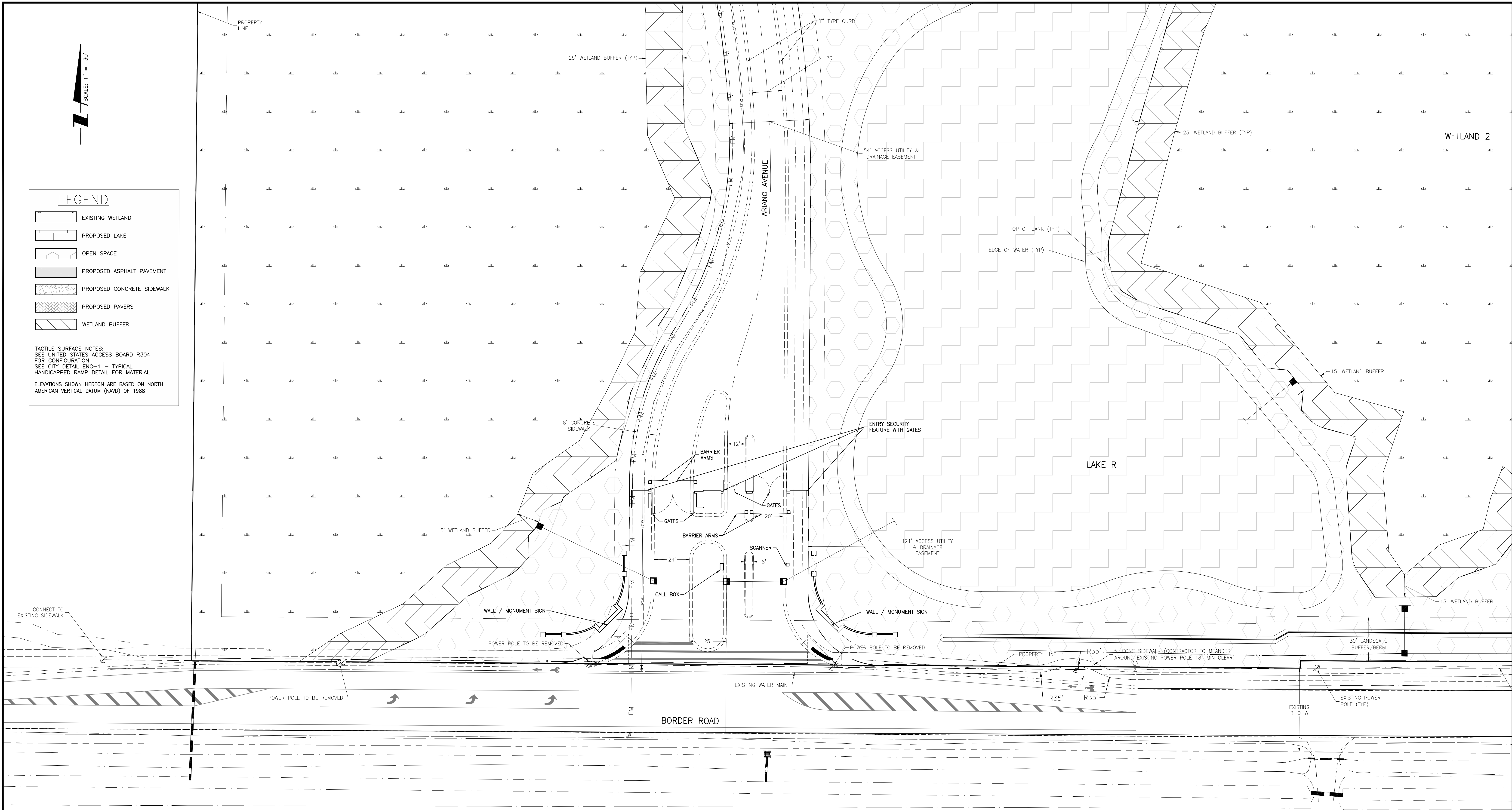
CLIENT:		NEAL COMMUNITIES OF SOUTHWEST FLORIDA, LLC		DATE: 10/18	TITLE: SITE AND UTILITIES PLAN	
PROJECT:		VICENZA AMENITY / ENTRY FEATURES		HORIZONTAL SCALE: 1" = 40'		
				VERTICAL SCALE:		
				SEC. 36 TWP. 19E RGE. 38S	CROSS REFERENCE FILE NO.:	PROJECT NUMBER: 215614167
						SHEET NUMBER: 4 OF 11



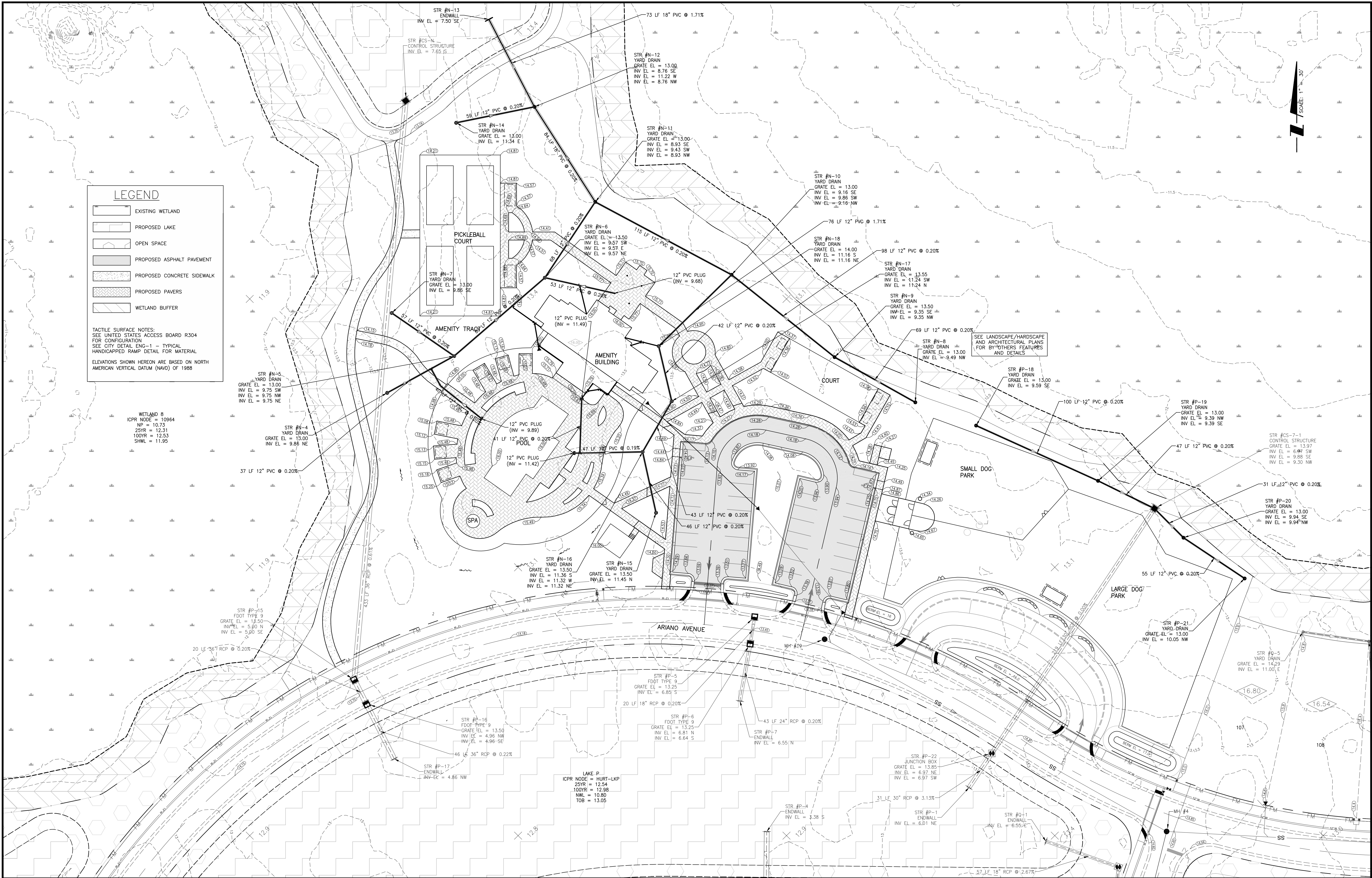
LEGEND

- EXISTING WETLAND
- PROPOSED LAKE
- OPEN SPACE
- PROPOSED ASPHALT PAVEMENT
- PROPOSED CONCRETE SIDEWALK
- PROPOSED PAVERS
- WETLAND BUFFER

TACTILE SURFACE NOTES:
SEE UNITED STATES ACCESS BOARD R304
FOR CONFIGURATION
SEE CITY DETAIL ENG-1 - TYPICAL
HANDICAPPED RAMP DETAIL FOR MATERIAL
ELEVATIONS SHOWN HEREON ARE BASED ON NORTH
AMERICAN VERTICAL DATUM (NAVD) OF 1988



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				DESIGNED BY:		10/18	INDEX NUMBER: 215614167-AM-111SP							
				DRAWN BY:		10/18	SHEET NUMBER: 5 OF 11							
				CHECKED BY:										
				CONTRACT ADMIN. BY:			PROJECT: VICENZA AMENITY / ENTRY FEATURES		VERTICAL SCALE: 35 36 19E 38S	PROJECT NUMBER: 215614167				
Δ REV. NO.	REVISION	DATE	DRAWN BY / EMP. NO.	CHECKED BY / EMP. NO.	WM APPROVED BY:				CROSS REFERENCE FILE NO.:					



ACTIVITY			INITIALS/EMP. NO.		DATE
DESIGNED BY:					10/18
DRAWN BY:					10/18
CHECKED BY:					
CONTRACT ADMIN. BY:					
WM APPROVED BY:					
DATE			DRAWN BY / EMP. NO.		CHECKED BY / EMP. NO.
Δ REV. NO.					

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CLIENT: NEAL COMMUNITIES OF SOUTHWEST FLORIDA, LLC

PROJECT: VICENZA AMENITY / ENTRY FEATURES

DATE: 10/18

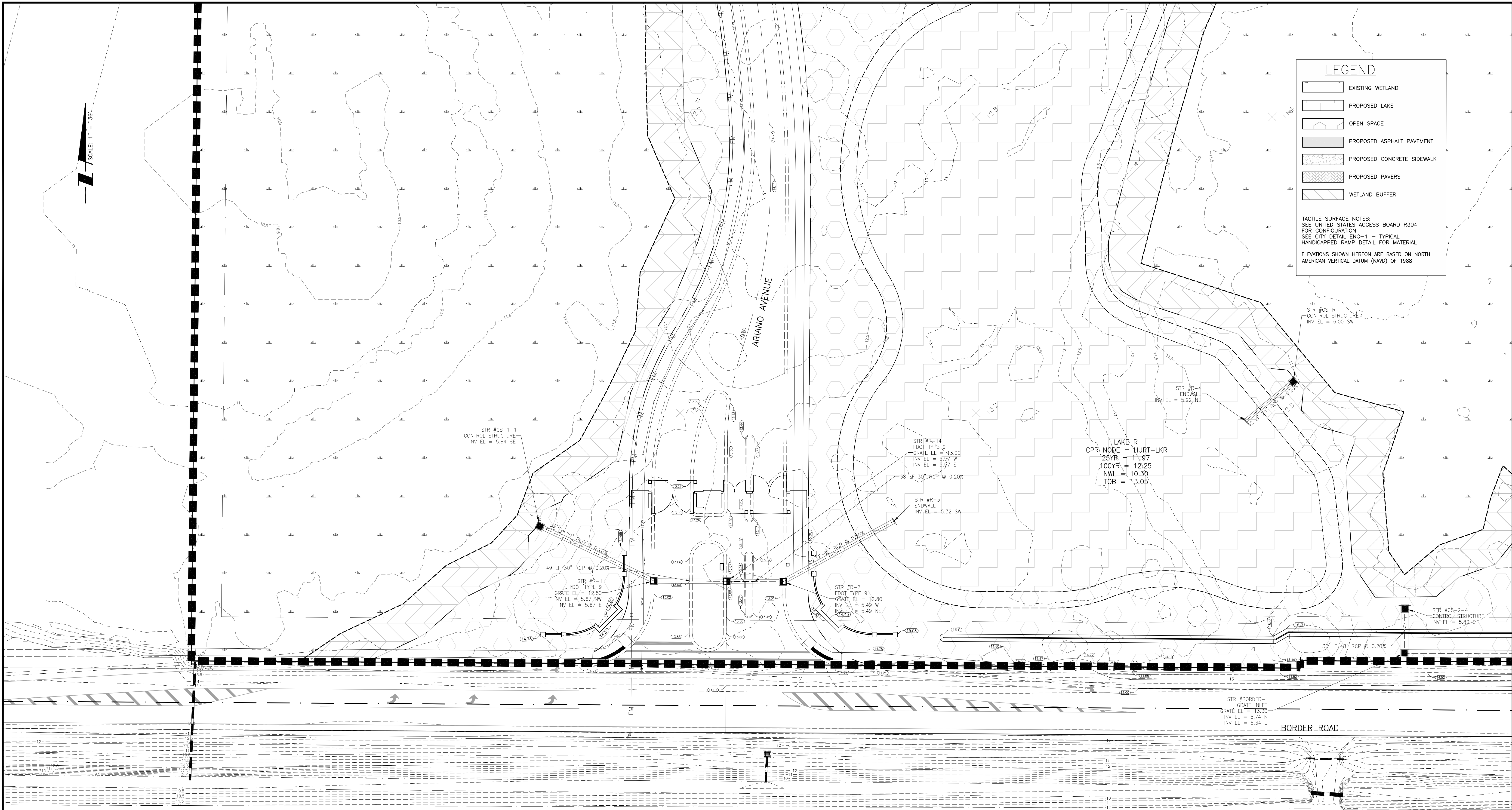
HORIZONTAL SCALE: 1" = 40'

VERTICAL SCALE: 1" = 4'

SEC: TWP: RGE: CROSS REFERENCE FILE NO.: PROJECT NUMBER: 215614167

TITLE: GRADING AND DRAINAGE PLAN

TRAVIS J. FLEEDERMAN, P.E.
FLORIDA LICENSE NO. 82341
INDEX NUMBER: 215614167-AM-131SD
SHEET NUMBER: 6 OF 11



				ACTIVITY		INITIALS/EMP. NO.	DATE
				DESIGNED BY:			10/18
				DRAWN BY:			10/18
				CHECKED BY:			
				CONTRACT ADMIN. BY:			
				WM APPROVED BY:			
ΔREV NO.	REVISION	DATE	DRAWN BY / EMP. NO.	CHECKED BY / EMP. NO.	WM APPROVED BY:		