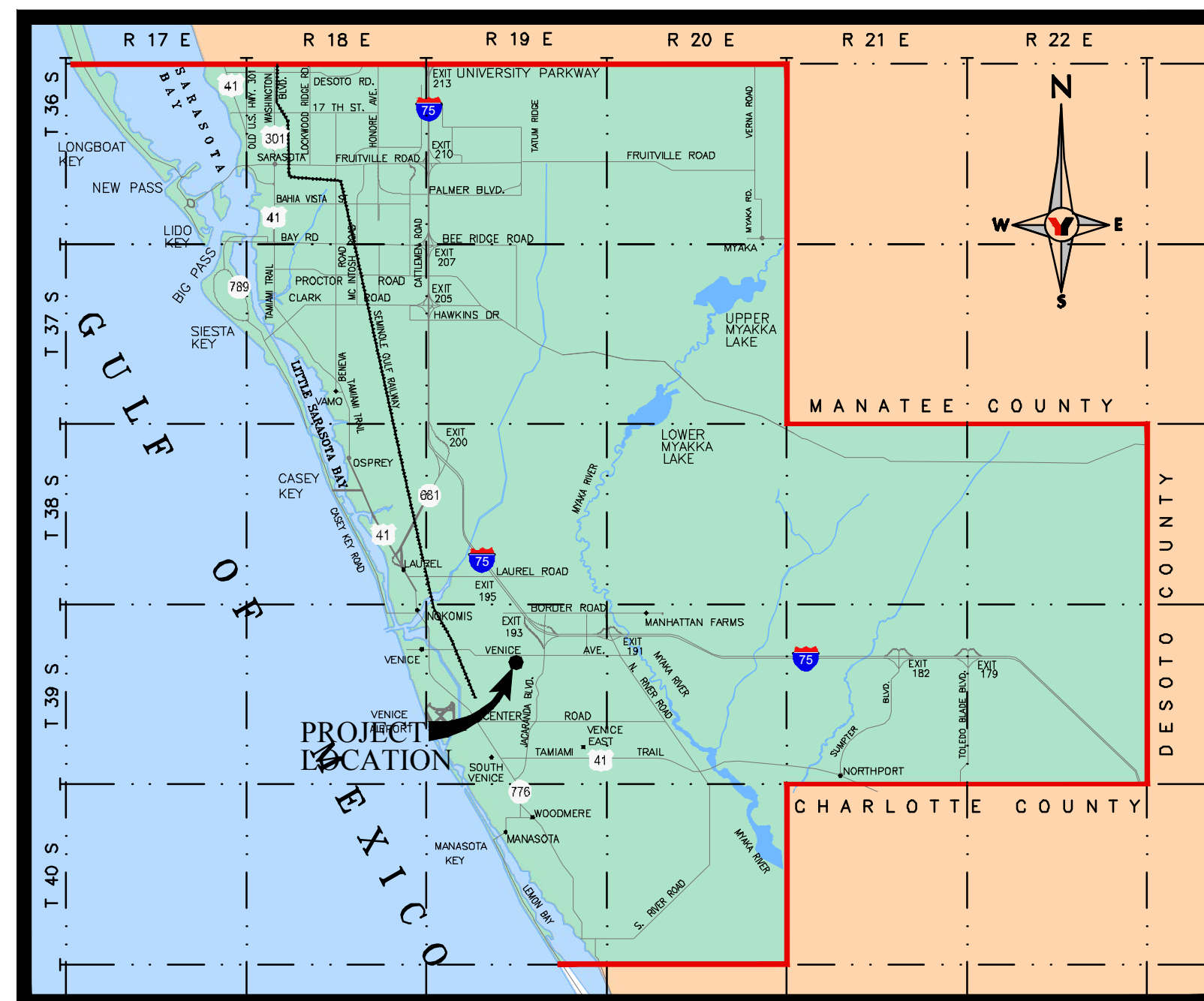


RAMSEY ROAD MULTI-FAMILY

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

PLANNED UNIT DEVELOPMENT BINDING MASTER PLAN

SECTION 9 , TOWNSHIP 39 SOUTH, RANGE 19 EAST



SARASOTA COUNTY LOCATION MAP

PROJECT CONTACT LIST:

SITE OWNER/DEVELOPER: THE GALLINA COMPANIES
101 EAST MAIN STREET, SUITE 500
MT. HOREB, WISCONSIN 53572
PHONE: (608) 437-8301

ARCHITECTURE: PLUNKETT RAYSICH ARCHITECTS, LLP
1900 MAIN STREET, SUITE 309
SARASOTA, FLORIDA 34236
PHONE: (941) 444-8845

CIVIL ENGINEERING: GEORGE F. YOUNG, INC.
10540 PORTAL CROSSING, SUITE 105
LAKEWOOD RANCH, FLORIDA 34211-4913
PHONE (941) 747-2981
FAX (941) 747-7234

SURVEYOR: GEORGE F. YOUNG, INC.
10540 PORTAL CROSSING, SUITE 105
LAKEWOOD RANCH, FLORIDA 34211-4913
PHONE (941) 747-2981
FAX (941) 747-7234

LANDSCAPE ARCHITECT: DAVID W. JOHNSTON
ASSOCIATES, INC.
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SARASOTA, FLORIDA 34236
PHONE: (941) 366-3159

ATTORNEY: BOONE, BOONE, BOONE, HINES & KODA
1001 AVENIDA DEL CIRCO
VENICE, FLORIDA 34285
PHONE: (941) 488-6716
FAX: (941) 488-7079

CRAIG ENZENROTH, PRESIDENT
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JOHN J. HOLZ, AIA, NCARB, LEED AP B+C
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MICHAEL E. RISSMAN JR., PE, PSM
EMAIL: s'rhoenes@georgefyoung.com

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JIM COLLINS
EMAIL: jcollins@boone-law.com



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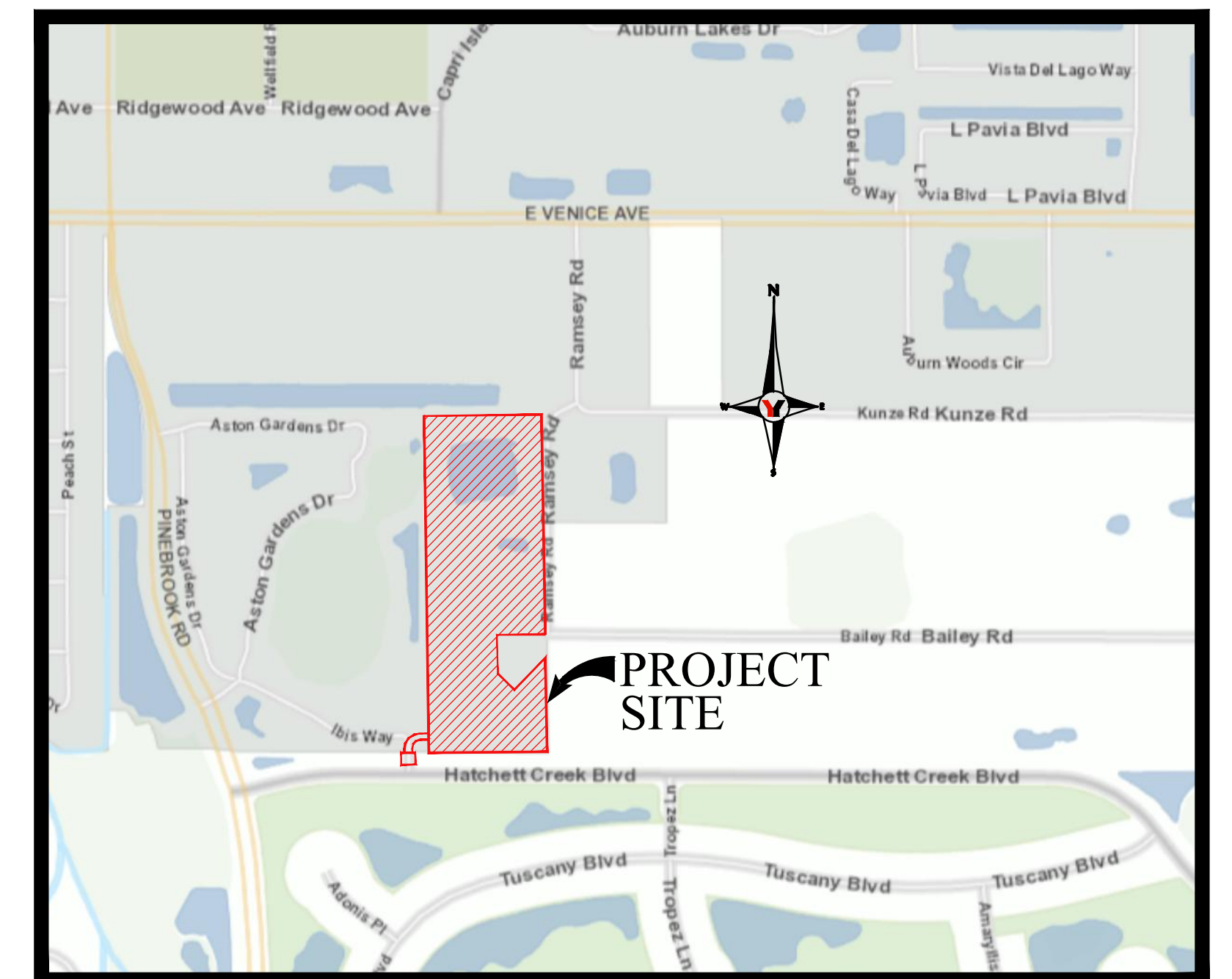
THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE LOCATION, TYPE, MATERIAL AND DEPTH OF ALL UTILITIES IN THE AREA OF THIS PROJECT (ABOVE AND BELOW GROUND). CONTRACTOR SHALL NOTIFY UTILITY OWNER(S) 48 HOURS PRIOR TO BEGINNING WORK. CONTRACTOR TO NOTIFY ENGINEER OF RECORD OF ANY POTENTIAL UTILITY CONFLICTS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

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

SHEET INDEX	
SHEET	DESCRIPTION
C0	COVER
C1	AERIAL SITE PLAN
C2	BINDING MASTER SITE PLAN
C3	CONSERVATION & FUNCTIONAL OPEN SPACE



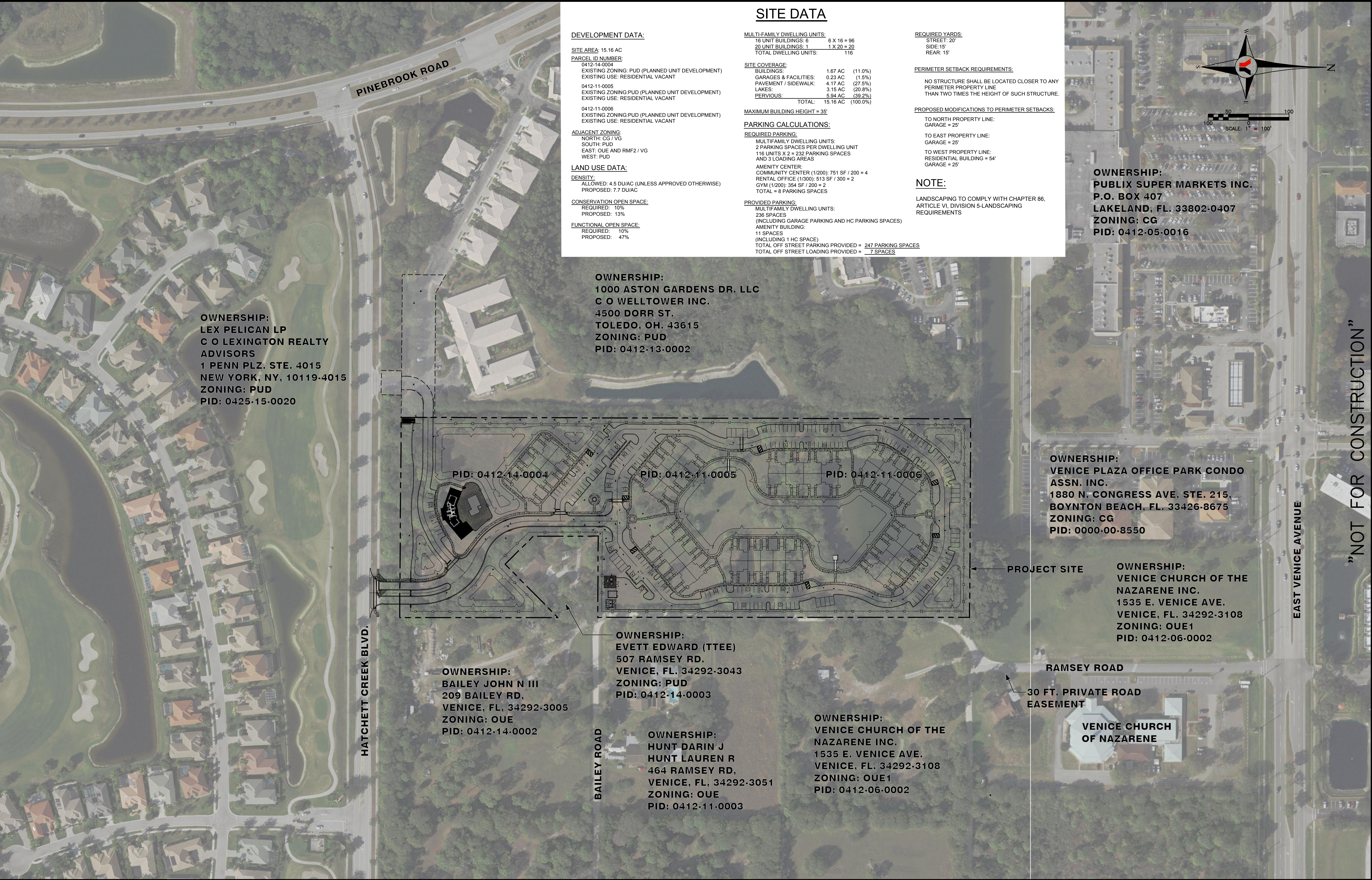
VICINITY MAP

RAMSEY ROAD MULTI-FAMILY
THE GALLINA COMPANIES
PLANNED UNIT DEVELOPMENT
BINDING MASTER PLAN

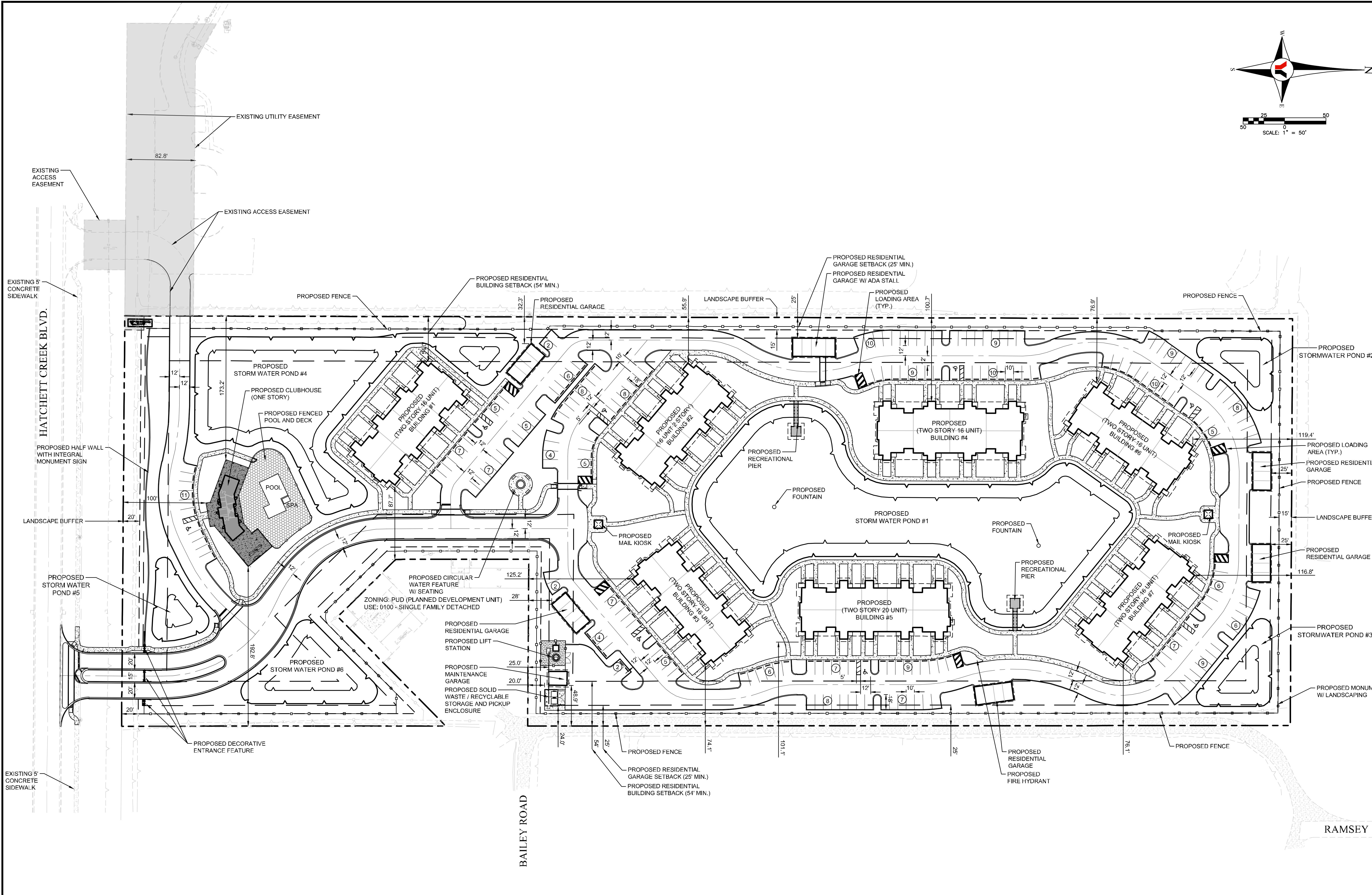
PROJECT NO. 1800600LC

FOR AGENCY USE

MICHAEL E. RISSMAN JR., PE, PSM No. 40218
DATE



NO. BY DATE				DESCRIPTION				REVISED	NO. BY DATE				DESCRIPTION				INITIALS DATE		PREPARED FOR:					George F. Young, Inc.				MICHAEL E. RISSMAN JR., PE, PSW No. 40218 DATE				RAMSEY ROAD MULTI-FAMILY				JOB NO.	
1 PN 07/24/19				REVISED PER CITY OF VENICE REVIEW COMMENTS DATED 06/26/19													DESIGN NICKOLS 12/07/18		THE GALLINA COMPANIES					10540 PORTAL CROSSING, SUITE 105 LAKEWOOD RANCH, FLORIDA 34211-4913								1800600LC					
																	DRAWN NICKOLS 12/10/18		101 EAST MAIN STREET, SUITE 500					PHONE (941) 747-2981 FAX (941) 747-7234 WWW.GEORGEF.YOUNG.COM													
																	CHECKED RISSMAN		MT. HOREB, WISCONSIN 53572					ENGINEERING CERTIFICATE OF AUTHORIZATION NUMBER 21													
																	QUALITY CHK - -		(608) 437-8301					CIVIL & TRANSPORTATION ENGINEERING/ECOLOGICAL/LANDSCAPE ARCHITECTURE													
																	SCALE							PLANNING/SURVEYING/SUBSURFACE UTILITY ENGINEERING													
																								GAINESVILLE • LAKEWOOD RANCH • ORLANDO • ST. PETERSBURG • TAMPA													

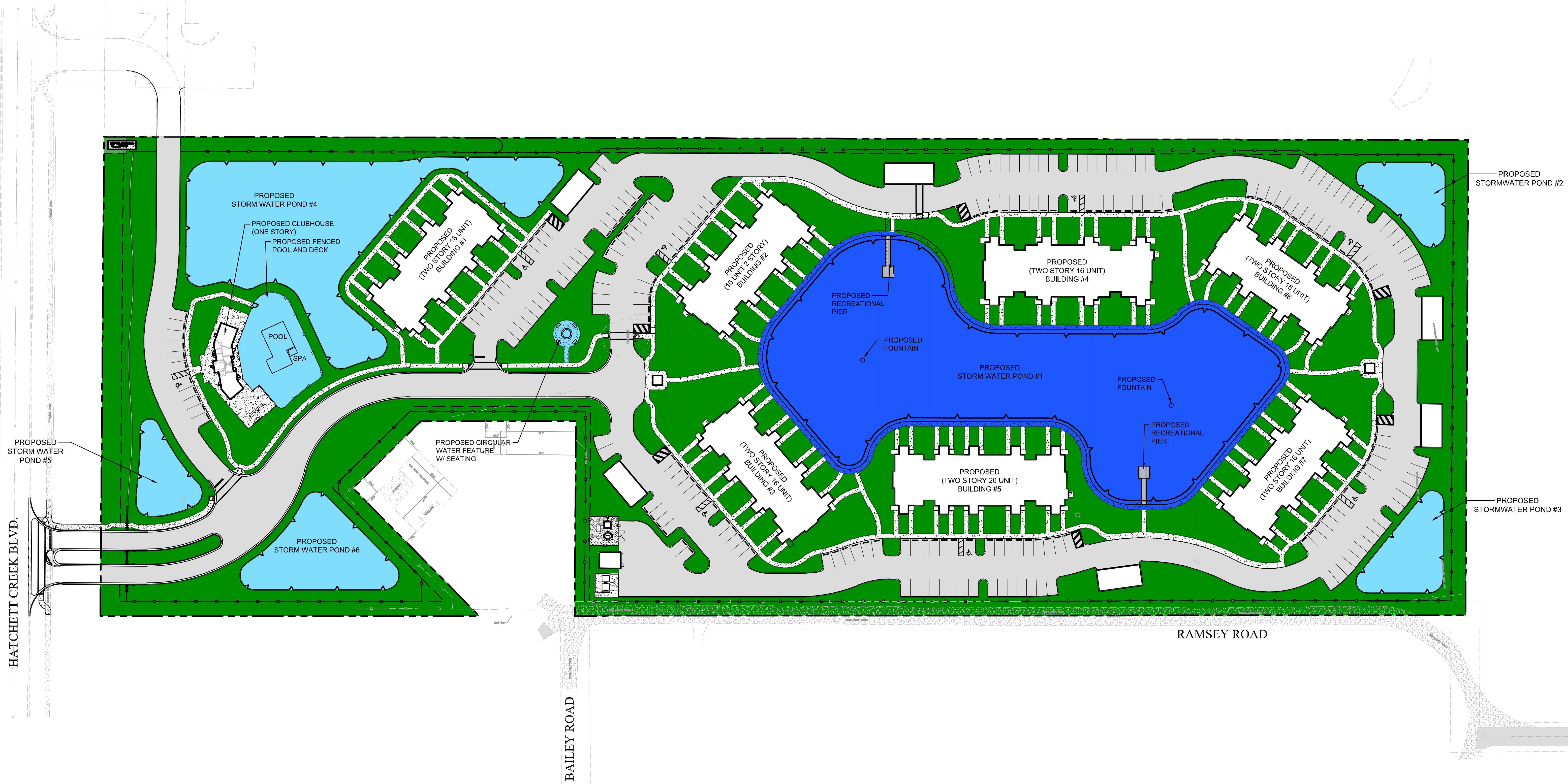
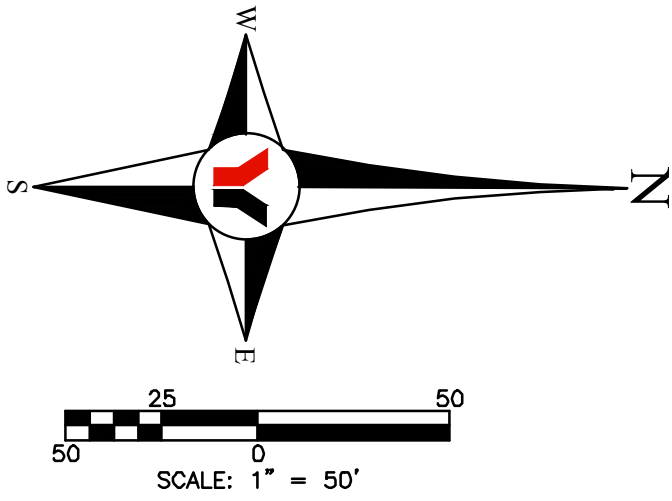


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 LOGIN: Nichols, Pete
 PLOTTED: 7/30/2019 5:22 PM

REVISED	NO.	BY	DATE	DESCRIPTION	REVISED	NO.	BY	DATE	DESCRIPTION	INITIALS	DATE	PREPARED FOR: THE GALLINA COMPANIES 101 EAST MAIN STREET, SUITE 500 MT. HOREB, WISCONSIN 53572 (608) 437-8301	 Since 1919	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 LANDSCAPE ARCHITECTURE PLANNING SURVEYING SUBSURFACE UTILITY ENGINEERING GAINESVILLE • LAKEWOOD RANCH • ORLANDO • ST. PETERSBURG • TAMPA	MICHAEL E. RISSMAN JR., PE, PSW No. 40218 DATE	RAMSEY ROAD MULTI-FAMILY BINDING MASTER SITE PLAN SECTION 9, TOWNSHIP 39S., RANGE 19E.	JOB NO. 1800600L	
	1	PN	07/24/19	REVISED PER CITY OF VENICE REVIEW COMMENTS DATED 06/26/19						DESIGN	NICKOLS							12/07/18
										DRAWN	NICKOLS							12/10/18
										CHECKED	RISSMAN							
										QUALITY CHK	-							-
										SCALE								
												SECTION 9, TOWNSHIP 39S., RANGE 19E.	SHEET NO. C2					

LEGEND:

- CONSERVATION OPEN SPACE
1.95 AC (13%)
- FUNCTIONAL OPEN SPACE
1.59 AC (10%)
- FUNCTIONAL OPEN SPACE
(GREEN / PERVIOUS)
5.64 A (37%)



"NOT FOR CONSTRUCTION"

NO.				DESCRIPTION				NO.				DESCRIPTION				INITIALS				DATE				PREPARED FOR:				 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/ECOLOGICAL/LANDSCAPE ARCHITECTURE PLANNING/SURVEYING/SUBSURFACE UTILITY ENGINEERING GAINESVILLE • LAKEWOOD RANCH • ORLANDO • ST. PETERSBURG • TAMPA				JOB NO.																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																										
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