

NOTES:

A S.W.F.M.A. PERMIT WILL BE OBTAINED.

THE POST DEVELOPMENT RUNOFF WILL NOT EXCEED THE PRE-DEVELOPMENT RUNOFF YEAR 24 HOUR STORM EVENT AND THE POST DEVELOPMENT 25 R.VOLUME.

WILL NOT EXCEED THE PRE-DEVELOPMENT 25 R.VOLUME.

THE S.W.F.M.A. WILL BE OBTAINED ON THE SITE DRAINAGE, SIGNAGE, ROADWAYS, LANDSCAPING AND OPEN SPACE.

THE S.W.F.M.A. WILL BE OBTAINED ON THE OFF-SITE DISTRIBUTION AND SANITARY SEWER SYSTEMS IN PUBLIC ROW.

PROPOSED LANDSCAPING SHALL BE IRRIGATED BY WELL.

ALL DISTURBED OPEN SPACE TO BE SOODED.

THE S.W.F.M.A. WILL BE OBTAINED AND WILL BE SUBMITTED TO THE CITY OF VENEZIA WITH THE CONSTRUCTION DRAWINGS.

USE OF THE S.W.F.M.A. WILL BE OBTAINED ON-TIME WATER USAGE.

BEST MANAGEMENT PRACTICES WILL BE MAINTAINED AND

COMPLY WITH ORDINANCE NO. 95-12

DIMENSIONS ALONG CURVES ARE ARC DISTANCES.

AND APPROXIMATE TO THE CITY OF VENEZIA.

FACED 1984 EDITION

THE S.W.F.M.A. WILL BE OBTAINED AS PER

CITY OF VENEZIA REQUIREMENTS.

PROPERTY IS LOCATED IN FLOOD ZONE "AE" (FLOOD INSURANCE RATE MAP NO. 17-20-001-001) AS PER FLOOD INSURANCE RATE MAP NO. 17-20-001-001. INDEX MAP DATED 01/01/2000.

THE S.W.F.M.A. WILL BE OBTAINED AS PER ELEVATIONS

WILL MEET OR EXCEED THE COMPLY WITH THE F.E.M.A.

ON-SITE HANDICAP TO COMPLY WITH

CITY OF VENEZIA REQUIREMENTS.

ON SITE CROSS-WALKS TO BE COMPLY AS PER

CITY OF VENEZIA REQUIREMENTS.

HANDICAP RAMPS WITH KINGS WAY DRIVE TO COMPLY WITH

CITY OF VENEZIA REQUIREMENTS.

SOLID WASTE WILL BE CURB SIDE PICK UP BY

THE CITY OF VENEZIA.

THE S.W.F.M.A. WILL BE OBTAINED AS PER

OWNER'S CITY OF VENEZIA.

THE S.W.F.M.A. WILL BE OBTAINED IF WATER TAPS

FOUR (2) INCHES AND LARGER AND FIRE TAPS

FOUR (4) INCHES AND LARGER DO NOT HAVE

TAP AUTHORIZATION.

DEPARTMENT OF UTILITIES.

THE S.W.F.M.A. WILL BE OBTAINED WITH FPL ON

POWER AND CONDUIT LOCATION FOR LIGHTING.

PROJECT MOVING AND MEET

CITY OF VENEZIA REQUIREMENTS.

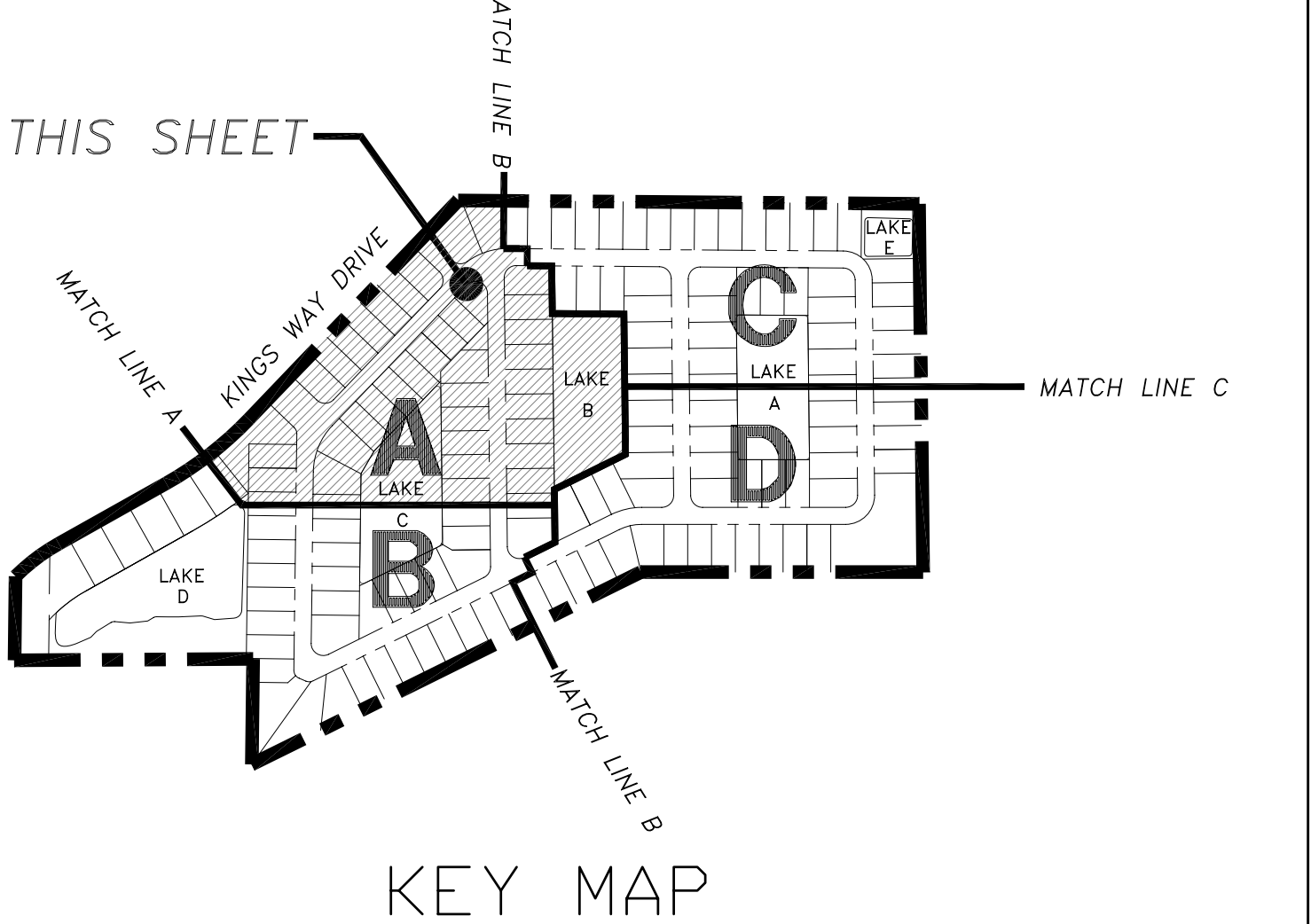
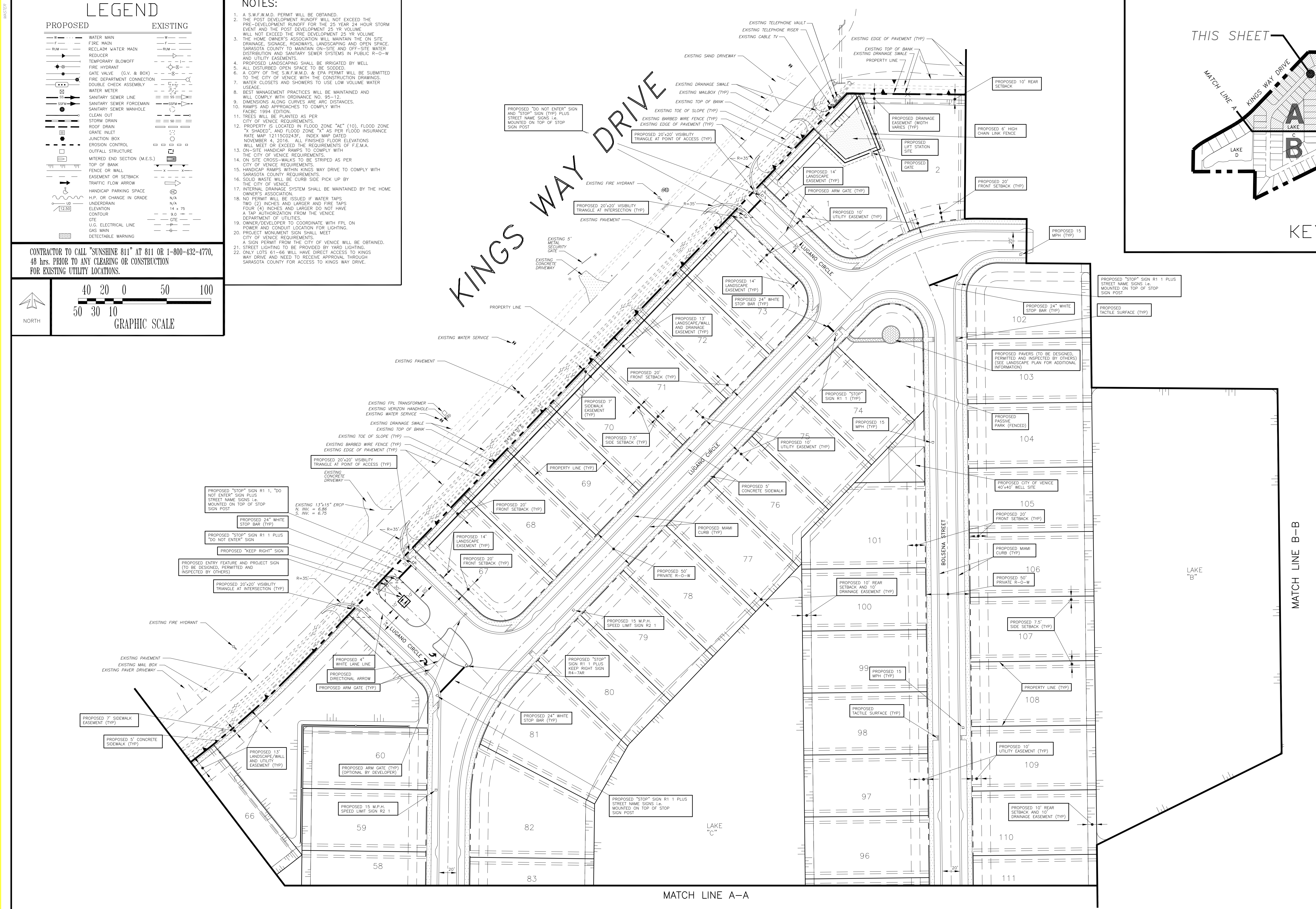
A SIGN PERMIT FROM THE CITY OF VENEZIA WILL BE OBTAINED.

THE S.W.F.M.A. WILL BE OBTAINED AS PER

LOTS E11-E16 WILL HAVE DIRECT ACCESS TO KINGS

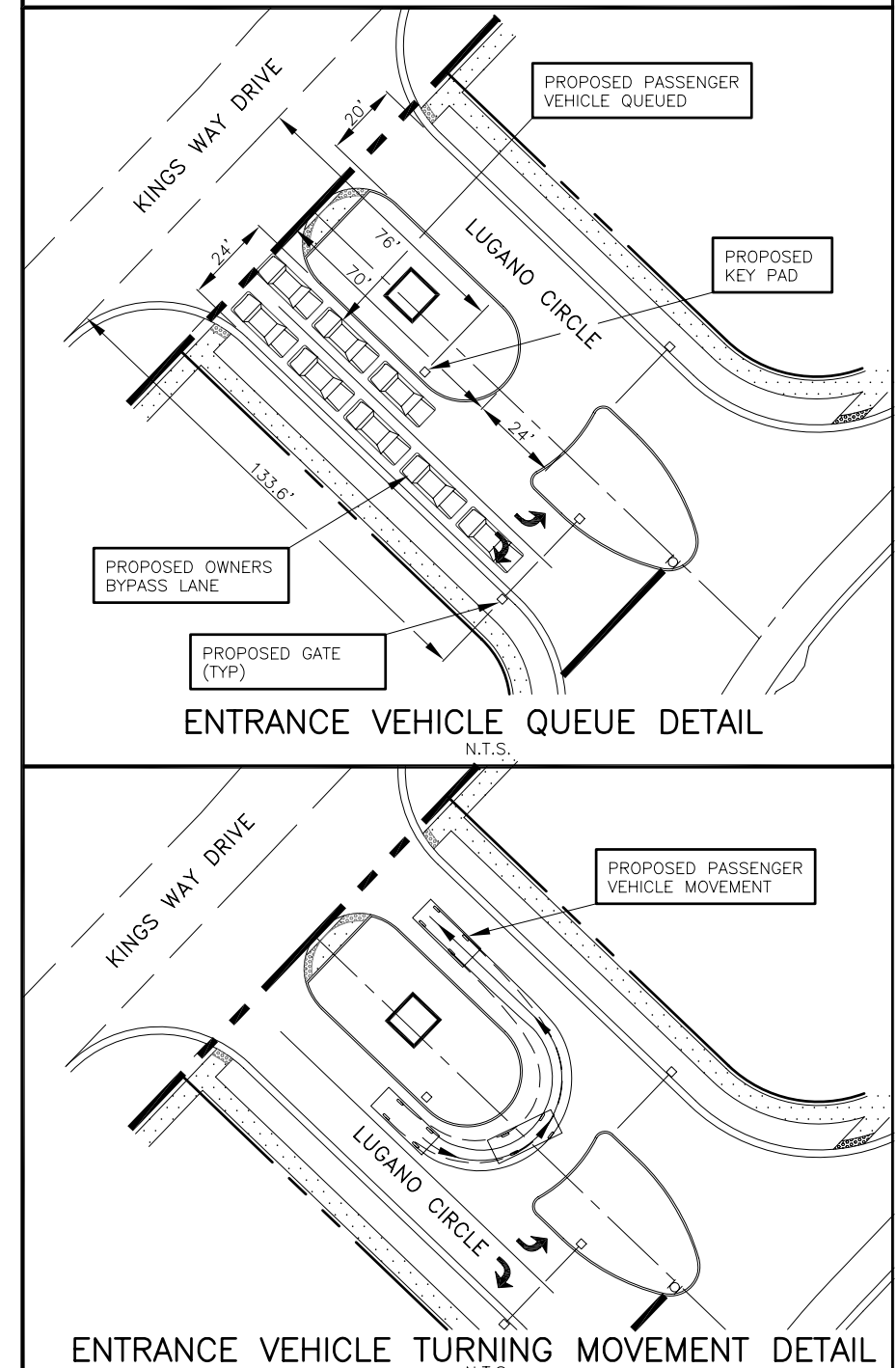
WAY AND APPROXIMATE TO THE CITY OF VENEZIA.


SARASOTA COUNTY FOR ACCESS TO KINGS WAY DRIVE.



SITE DATA (PHASE I)

USE = SINGLE FAMILY SUBDIVISION	
ZONING = RSF-4	
PROPERTY ADDRESS	= 1200 KINGS WAY DRIVE, NOKOMIS, FL. 34275
PARCEL ID	= 036030001
SITE AREA (PHASE 1)	= 34.76 AC.±
LAKE "B" AREA	= 2.24 AC.±
LAKE "C" AREA	= 2.28 AC.±
LAKE "D" AREA	= 2.56 AC.±
PRIVATE RIGHT OF WAY AREA	= 4.24 AC.±
DOS PARK AREA	= 0.18 AC.±
FPL EASEMENT	= 0.66 AC.±
SINGLE FAMILY LOT AREA	= 19.65 AC.±
OPEN SPACE	= 1.50 AC.±
WETLAND AND BUFFER 200	= 1.05 AC.±
CITY OF VENCE WELL SITE	= 0.07 AC.±
WETLAND 100 MITIGATION & BUFFER AREA	= 1.33 AC.±
ALLOWABLE DENSITY	= 5.5 UNITS / ACRE
ALLOWABLE NO. OF UNITS:	= 5.5 UNITS x 34.76 ACRE = 191 UNITS
PROPOSED DENSITY	
75 UNITS / 34.76 AC.	= 2.15 UNITS / ACRE
PROPOSED USE	
PROPOSED NO. OF LOTS	= 1 UNIT / LOT = 75
CITY OF VENCE MINIMUM REQUIRED LOT	= 50'
PROPOSED LOT WIDTH:	= SEE SHEET 4
CITY OF VENCE MINIMUM REQUIRED LOT AREA	= 5,000 S.F.
PROPOSED LOT AREA	= 8,297.96-20,883.62 S.F.
CITY OF VENCE MAXIMUM LOT COVERAGE:	= 35%
PROPOSED MAXIMUM LOT COVERAGE	= 2,940.00-7,309.27 S.F.
CITY OF VENCE MAXIMUM BUILDING HEIGHT	= 35'
PROPOSED MAXIMUM BUILDING HEIGHT	= 35'
CITY OF VENCE REQUIRED RMF-4 SETBACKS:	
FRONT SETBACK	= 20'
REAR SETBACK	= 10'
SIDE SETBACK	= 6' MIN.
SIDE SETBACK	= 15' COMBINED
PROPOSED SETBACKS:	
FRONT SETBACK	= 20'
REAR SETBACK (LOTS 61-66 ONLY)	= 30'
REAR SETBACK	= 10'
SIDE SETBACK	= 7.5'
SIDE SETBACK	= 15' COMBINED



CLIENT:	PROJECT NAME:	SEC. 29 TWP. 38S RNG. 19E	PROJECT NO.	DATE	BY	REVISIONS	©2019 by Professional Engineering Resources, Inc. All Rights Reserved. The arrangements depicted herein are the sole property of Professional Engineering Resources, Inc. and may not be reproduced in any form without its written permission.		DRAWING TYPE	DESIGNED BY: PVS CHECKED BY: PVS DRAWN BY: SAG DATE: 10-28-19	SHEET NUMBER
MPS DEVELOPMENT AND CONSTRUCTION, LLC 333 S. TAMIAHI TRAIL, SUITE 205 VENICE, FL. 34285	CASSATA LAKES (PHASE I) SITE, SIGNAGE AND STRIPING PLAN	18-2381									
		SCALE									
		1"=50'	4. 12-10-20 SAG ADDED DETAILS AS PER CITY COMMENTS. 5. 11-24-20 SAG REVISE PLAN AS PER CITY COMMENTS. 6. 8-30-20 SAG REVISE PLAN AS PER CITY COMMENTS. 7. 7-12-20 SAG REVISE PLAN AS PER CITY COMMENTS.								
							PROFESSIONAL ENGINEERING RESOURCES, INC. 10225 ULMERTON ROAD, SUITE 401 LARGO, FL. 33777 CIVIL ENGINEERS, PLANNERS, PERMIT EXPEDITORS (727) 408-5207 CERTIFICATE OF AUTHORIZATION NUMBER: 4401		<input checked="" type="checkbox"/> PRELIMINARY <input type="checkbox"/> CONSTRUCTION <input type="checkbox"/> RECORD	APPROVED PAUL V. SHERMA, REG. NO. 35628	5A