RECORD SURVEY
~~CONSTRUCTION PLANS~~
FOR
POSITANO

SECTION 36, TOWNSHIP 35S, RANGE 16E
TOWN OF LONGBOAT KEY, FLORIDA
JUNE 2004

DEVELOPER: POSITANO, LLC
303 9th STREET WEST
BRADENTON, FLORIDA 34205
(941) 750-9494

ENGINEER: CONSUL -TECH DEVELOPMENT SERVICES, INC
9015 Town Center Parkway, Suite 112
SARASOTA, FLORIDA 34202
Phone: 941-907-8822, Fax: 941-907-8821

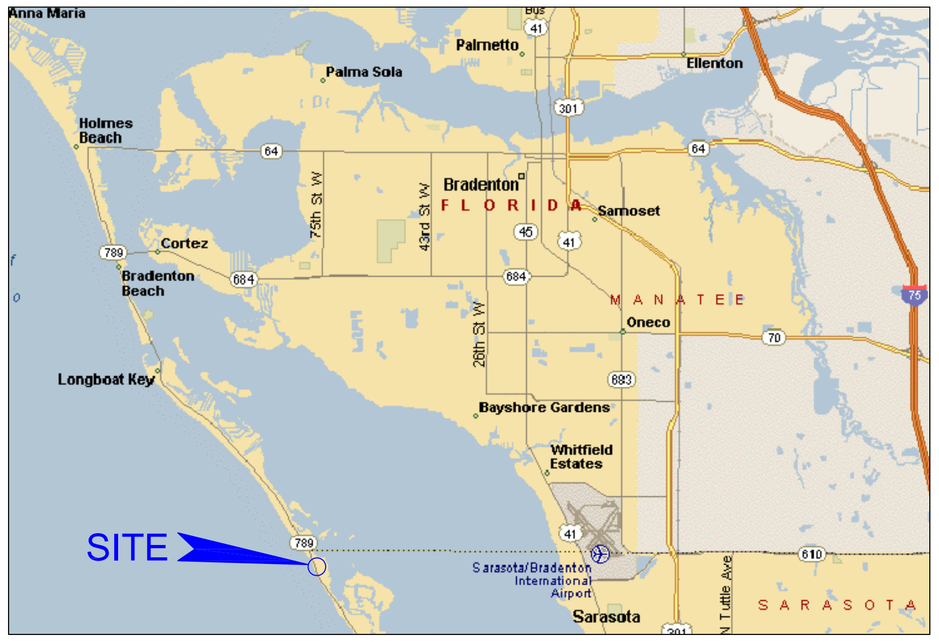
SURVEYOR: MSB SURVEYING
40 SARASOTA CENTER BLVD.
SARASOTA, FLORIDA 34240
(941) 341-9935

CONSTRUCTION MANAGER:

WOLVERINE
CONSTRUCTORS II, LLC

GENERAL CONSTRUCTION NOTES:

1. THERE SHALL BE NO CHANGE OR DEVIATION FROM THESE PLANS UNLESS PRIOR APPROVAL BY THE ENGINEER.
2. ALL CLEARING AND GRUBBING DEBRIS SHALL BE BURNED OR REMOVED FROM SITE AND IS PART OF CLEARING AND GRUBBING ITEM.
3. IT IS THE INTENT OF THE OWNER THAT CERTAIN TREES BE DESIGNATED TO BE SAVED AND PROTECTED BY THE CONTRACTOR, IT IS ASSUMED THESE TREES ARE HEALTHY AND ARE EXPECTED TO BE PART OF THE LANDSCAPE DEVELOPMENT, THEREFORE, IF ANY TREE(S) DAMAGED BY CONSTRUCTION OPERATION OR BY OTHER MEANS (EXCLUDING LIGHTNING, WINDSTORM AND OTHER ACTS OF GOD) PERISH WITHIN THE CONSTRUCTION PERIOD, IT WILL BE THE RESPONSIBILITY OF THE CONSTRUCTION MANAGER TO REMOVE AND DISPOSE OF THOSE TREES, NO ADDITIONAL COMPENSATION WILL BE MADE BY THE OWNER FOR THE LABOR, MATERIAL OR MACHINERY REQUIRED TO REMOVE SAID TREE(S).
4. WHERE EXCAVATIONS ARE IN CLOSE PROXIMITY OF TREES, THE CONSTRUCTION MANAGER SHALL USE EXTREME CARE NOT TO DAMAGE THE ROOT SYSTEM, NO EQUIPMENT, SUPPLIES OR VEHICLES SHALL BE STORED OR PARKED WITHIN THE DRIP LINE OF TREES TO REMAIN AND BE PRESERVED, IT WILL BE THE RESPONSIBILITY OF THE CONSTRUCTION MANAGER TO INFORM ALL OF HIS EMPLOYEES AND SUBCONTRACTORS OF THIS REQUIREMENT AND TO ENFORCE SAME.
5. LAY SOD AROUND DESIGNATED INLETS, MITERED END WALLS, HEADWALLS, SWALES, LAKE SLOPES, AND 2' MIN. WIDE STRIP ADJACENT TO ALL CURBING AND AS DIRECTED BY THE ENGINEER, ALL PROPOSED GROUND ELEVATIONS ARE FINISHED SOD ELEVATIONS, FINISH EARTHWORK GRADING WILL BE 0.2 FEET BELOW ELEVATIONS SHOWN TO ALLOW FOR SOD THICKNESS, SODDING INCLUDES MAINTAINING SLOPES AND SOD UNTIL COMPLETION AND ACCEPTANCE OF TOTAL PROJECT OR GROWTH IS ESTABLISHED WHICHEVER COMES LAST, ALL EROSION SILTATION AND MAINTENANCE OF GRADING IS THE RESPONSIBILITY OF THE CONSTRUCTION MANAGER UNTIL THEN.
6. NOTIFY SUNSHINE ONE (1-800-432-4770), COMCAST CABLE, FP&L, TOWN OF LONGBOAT KEY UTILITIES DEPARTMENT, AND VERIZON TELEPHONE COMPANY PRIOR TO CONSTRUCTION AND CONNECTION TO EXISTING UTILITIES. IT IS THE CONSTRUCTION MANAGER'S RESPONSIBILITY TO PROTECT EXISTING UTILITIES FROM DAMAGE.
7. ALL UTILITY LINES, STORM DRAIN LINES AND ACCESSORIES SUCH AS, BUT NOT LIMITED TO: MANHOLES, CLEANOUT, SEWER AND WATER SERVICES, VALVES, FIRE HYDRANTS AND INLETS WILL BE CONSTRUCTED TO ALIGNMENT AND LOCATIONS SHOWN ON PLANS UNLESS OTHERWISE DIRECTED BY THE ENGINEER.
8. CLEARING, GRUBBING, STRIPPING, AND COMPACTION WILL BE INSPECTED BY THE ENGINEER PRIOR TO THE FILLING.
9. PRIOR TO THE START OF CONSTRUCTION ACTIVITIES, PRESERVE AREAS WITHIN AND ADJOINING THE AREA OF CONSTRUCTION ACTIVITY SHALL BE PROTECTED BY ERECTION OF TREE PROTECTION BARRICADES AND/OR SILT BARRIERS, TREE PROTECTION BARRICADES SHALL MEET THE STANDARDS OF THE OWNERS OR DESIGNATED REPRESENTATIVE,SARASOTA COUNTY. SILT BARRIERS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE BEST MANAGEMENT PRACTICE GUIDELINES.
10. THERE SHALL BE NO PARKING WITHIN THE GULF OF MEXICO DRIVE RIGHT-OF-WAY DURING CONSTRUCTION.
11. GRADING OF THE SITE SHALL MEET SECTION 158.156 OF THE TOWN OF LONGBOAT KEY LAND DEVELOPMENT CODE.
12. THERE SHALL BE NO EXPORT OF MATERIAL FROM WEST OF THE COASTAL CONSTRUCTION CONTROL LINE (CCCL) TO EAST OF THE COASTAL CONSTRUCTION CONTROL LINE (CCCL).



DRAWING INDEX

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C100	TITLE SHEET
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C105	~~GULF OF MEXICO DRIVE PLAN~~
C106	~~BEST MANAGEMENT PRACTICES PLAN~~
C107	~~BEST MANAGEMENT PRACTICES DETAILS~~
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C110	MASTER UTILITIES PLAN
C111	~~PLAN AND PROFILE KEY SHEET~~
C112 thru C114	PLAN AND PROFILE SHEETS
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C116	WATER DISTRIBUTION DETAILS

REPORT OF SURVEY

ACCURACY:
VERTICAL; FIELD-MEASURED CONTROL FOR VERTICAL DATA SHOWN HEREON ARE BASED ON A LEVEL LOOP. CLOSURE IN FEET EXCEEDS A STANDARD OF PLUS OR MINUS 0.05 TIMES THE SQUARE ROOT OF THE DISTANCE IN MILES.

DATA SOURCE:
1. CONSTRUCTION PLANS IN AUTOCAD FORMAT FURNISHED BY CONSUL-TECH DEVELOPMENT SERVICES INC..
2. BOUNDARY SURVEY BY MSB SURVEYING INC..
3. NO OTHER INFORMATION WAS RESEARCHED OR FURNISHED.

NOTES:
1. THIS MAP REPRESENTS A UTILITY RECORD SURVEY RELATIVE TO THE CONSTRUCTION PLAN FOR POSITANO, BY CONSUL-TECH DEVELOPMENT SERVICES, INC. RECORD DATA IS OVERLAID ONTO CONSTRUCTION PLANS IN AUTOCAD FORMAT. ALL GRAY SCALE DATA IS FOR REFERENCE ONLY & IS NOT A PART OF THIS SURVEY.
2. ELEVATIONS SHOWN HEREON ARE IN FEET AND DECIMALS REFERENCED TO NGVD 1929 AND ARE BASED ON DNR (SURVEY MARK) MONUMENT R-62A (RESET 1985) PUBLISHED ELEVATION=8.82 N.G.V.D. 1929.
3. UTILITY RECORD SURVEY IS NOT VALID UNLESS ALL SHEETS AS DICTATED BY THE COVER SHEET ARE PRESENT.

LEGAL DESCRIPTION

DESCRIPTION: (OFFICIAL RECORDS BOOK 1667, PAGE 7660)

A PARCEL OF LAND IN GOVERNMENT LOT 1, SECTION 36, TOWNSHIP 35 SOUTH, RANGE 16 EAST, DESCRIBED AS FOLLOWS: COMMENCE AT A POINT WHERE THE NORTH LINE OF SAID SECTION 36 INTERSECTS THE WESTERLY RIGHT-OF-WAY LINE OF JOHN RINGLING BOULEVARD (100 FEET WIDE); THENCE SOUTHEASTERLY ALONG THE WESTERLY RIGHT-OF-WAY LINE OF RINGLING BOULEVARD 250 FEET; THENCE WEST ALONG THE LINE PARALLEL TO THE NORTH LINE OF SAID SECTION 36, 716 FEET, MORE OR LESS, TO THE MEAN HIGH WATER LINE OF THE GULF OF MEXICO FOR A POINT OF BEGINNING; THENCE EASTERLY ALONG A LINE PARALLEL TO THE NORTH LINE OF SECTION 36 A DISTANCE OF 716 FEET, MORE OR LESS, TO THE WESTERLY RIGHT-OF-WAY LINE OF RINGLING BOULEVARD; THENCE SOUTHEASTERLY ALONG THE WESTERLY RIGHT-OF-WAY LINE OF RINGLING BOULEVARD, 509 FEET; THENCE WESTERLY ALONG A LINE PARALLEL TO THE NORTH LINE OF SAID SECTION 36, A DISTANCE OF 692 FEET, MORE OR LESS, TO THE WATERS OF THE GULF OF MEXICO; THENCE NORTHWESTERLY MEANDERING THE WATERS OF THE GULF OF MEXICO, 500 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.
TOGETHER WITH RIPARIAN RIGHTS THEREUNTO APPERTAINING AND TOGETHER WITH ALL LANDS, IF ANY, BETWEEN THE ABOVE DESCRIBED PROPERTY AND THE WATERS OF THE GULF OF MEXICO.

CONTAINS 9.93 ACRES, MORE OR LESS.

LAND USE DEVELOPMENT DATA:

PRESENT ZONING T -3

PROJECT SHALL BE DEVELOPED IN ACCORDANCE WITH TOWN OF LONGBOAT KEY ORDINANCES.

ACCESS:

ACCESS TO BE PROVIDED FROM GULF OF MEXICO DRIVE IN ACCORDANCE WITH TRANSPORTATION CONDITION OF THE FLORIDA DEPARTMENT OF TRANSPORTATION

STREETS:

ALL INTERNAL DRIVEWAYS STREETS SHALL BE PRIVATE.

SURFACE WATER MANAGEMENT SYSTEM:

SURFACE WATER MANAGEMENT SYSTEMS ARE PRIVATE AND SHALL BE MAINTAINED BY THE CONDOMINIUM ASSOCIATION ACCORDANCE WITH THE APPROVED MAINTENANCE AND MONITORING MANUAL CONTAINED AS EXHIBIT E IN ORDINANCE NO. 94-029.

THE SITE IS LOCATED WITHIN FLOOD ZONE PER THE ATTACHED EXISTING CONDITIONS PLAN.

WATER AND SEWER:

WATER:
POTABLE WATER SUPPLY SHALL BE PROVIDED BY TOWN OF LONGBOAT KEY UTILITIES DEPARTMENT.

SEWER:
WASTEWATER COLLECTION AND TREATMENT SHALL BE PROVIDED BY TOWN OF LONGBOAT KEY UTILITIES DEPARTMENT.

EASEMENTS:

UNLESS OTHERWISE PREVIOUSLY PROVIDED BY SEPARATE INSTRUMENT, EASEMENTS WILL BE PROVIDED ON THE MASTER PLAT CONSISTENT WITH THESE PLANS.

REFUSE COLLECTION:

GARBAGE PICK UP WILL BE PROVIDED BY TOWN OF LONGBOAT KEY.

OPEN SPACE AND COMMON AREAS:

"COMMON AREAS" INCLUDING, BUT NOT LIMITED TO OPEN SPACE AND LANDSCAPED AREAS, DRAINAGE AREAS AND LAKES, SHALL BE PRIVATELY MAINTAINED

PROJECT WILL BE DEVELOPED AS A CONDOMINIUM.

FLORIDA ACCESSIBILITY CODE:

ALL SIDEWALK STREET CROSSINGS SHALL COMPLY WITH THE FLORIDA ACCESSIBILITY CODE.

MARTIN S. BRITT, REGISTERED SURVEYOR & MAPPER, FLA. CERT. NO. LS 5538
NOTE: NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

MSB SURVEYING, INC. GEOMATICS
40 SARASOTA CENTER BOULEVARD, UNIT H
SARASOTA, FLORIDA 34240
PHONE NO.: (941) 341-9935
CERTIFICATE OF AUTHORIZATION NO. L.B. 7044

ConsulTech DEVELOPMENT SERVICES, INC.

PREPARED BY:
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POSITANO
Longboat Key, Florida

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