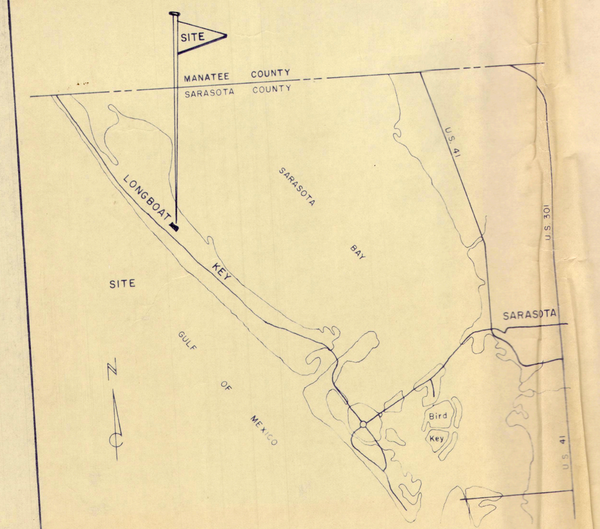
BAY ISLES
COMMERCIAL CENTER
ARVIDA OFFICE BUILDING

ARVIDA CORPORATION

301 Gulf of Mexico Drive Sarasota, Florida

BENNETT & BISHOP
Consulting Engineers & Surveyors
Sarasota, Florida



LOCATION MAP

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REVIEWED BY PLANNING & ZONING BOARD
DATE
NAME

TOWN OF LONGBOAT KEY
OFFICIAL SITE AND DEVELOPMENT PLAN
FOR
APPROVED BY TOWN COMMISSION ON
WITH FOLLOWING PROVISOS:

MAYOR BUILDING INSPECTOR

Central Files 11-19-81

RECEIVED OCT 20 1981 TOWN OF LONGBOAT KEY

Plans approved on condition that construction or installation comply with all Local, State and National codes as adopted by and applicable to the Town of Longboat Key, Fl., whether or not compliance is shown or noted on plans or specifications.

Date: 11/13/81
Signed:
Title:

APPROVED BY
FIRE INSPECTOR
LONGBOAT KEY, FL

DATE: 11/13/81
SIGNED:

595 Bay Isles Rd.

BENNETT & BISHOP
Consulting Engineers

DRAINAGE CALCULATION
Rational Formula

Client ARVIDA OFFICE BAY ISLES Date 10-4-81 CC No 191 Des. MW Ckd

Criteria
n 0.013
curve 3.2 10YR
pipe R.C.P.

Loc. or St. Station	MH or In. From	To	Area Inc	Tot	C	AC	Time of Concn. Inl.	Ch	T	i	Q	Design Size	Slp.	L.	Fall	Cap.	Vel	Inv. Upr.	Inv. Lwr.	Remarks
	C.B.1	C.B.2		12.2	0.6	7.32			20	5.7	41.7	42	0.14	70	0.10	41.7	4.5	-1.07	-1.07	
	C.B.2	C.B.3	0.4	12.6		7.56		0.2	20.2	5.7	43.1	48	0.07	62	0.04	43.1	3.5	-1.60	-1.90	
	C.B.3	C.B.4	0.7	13.3		7.98		0.3	20.5	5.7	45.5	48	0.08	94	0.07	45.5	3.7	-1.90	-2.54	
	J.B.1	C.B.4		15.7		9.42			20	5.7	53.7	48	0.11	314	0.35	53.7	4.3	-0.80	-2.54	
	C.B.4	S-28	0.7	29.7		17.82			20.9	5.7	101.6	60	0.11	78	0.09	101.6	5.2	-3.54	-3.57	S-28 EXIST
	S-28	O.F.		29.7		17.82			20.9	5.7	101.6	60	0.11	110	0.12	101.6	5.2	-3.57	-3.71	EXIST.

AP 1886 7AB

EXISTING CANAL

2-EXIST. 54" R.C.P.

EXISTING CANAL

EXIST. 12" P.V.C.

REMOVE EXIST. CONC. CURB AND REPLACE PAVEMENT AS REQUIRED

EXIST. CURB

EXIST. 6" P.V.C.

EXIST. 18" R.C.P.

S-32

4.50

BAY ISLES PARKWAY

EXIST. 10" V.C.

EXIST. CURB

EXIST. 10" P.V.C.

S-31

EXIST. M.H. F5A5

BEGIN SEWER CONSTRUCTION

BEGIN WATER CONSTRUCTION

S-29

EXIST. 60" R.C.P.

S-28

EXIST. 60" R.C.P.

BAY ISLES PARKWAY

PROPOSED ARVIDA'S OFFICE BUILDING FIN. FL. EL. 12.0

C.B.5

15" R.C.P.

S-33

EXIST. 6" G.V.

PROP. 6"X10" REDUCER

C.B.6

15" R.C.P.

8.80

10" P.V.C.

6"X10 SANITARY SERVICE

1 1/2" METER

2" P.V.C. WATER SERVICE

4" FIRE SERVICE

M.H. F5A5.1

5.42

10" V.C.

6" V.C.

C.B.4

C.B.3

C.B.2

C.B.1

48" R.C.P.

48" R.C.P.

48" R.C.P.

T.W.=9.1

T.W.=9.1

T.W.=9.1

T.W.=9.1

5.20

5.90

5.30

5.70

4.70

4.00

5.45

5.70

5.65

6.05

4.70

4.65

PLUG

PLUG

J.B.

60"X 38" R.C.P.

M.H. F5A5.3

2' B.O.

M.H. F5A5.2

8" V.C.

BAY ISLES ROAD

10' TYP.

20'

25'

24'

12'

A 435

B 435

D

5

4

4

6 7 8 9 10

40'

WATER COOLING TOWER APPROVED +12

EL.=9.1

4' HIGH 8" CONC. BLOCK WALLS

30'

45'

R/W

℄ BAY ISLES PARKWAY

10

8

6

4

2

0

SECTION B-B

SCALE HORZ. 1"= 40'
VERT. 1"= 4'

80'

20'

65'

20'

65'

20'

R/W

R/W

R/W

℄ BAY ISLES ROAD

℄ BAY ISLES PARKWAY

10

8

6

4

2

0

SECTION A-A

SCALE HORZ. 1"= 40'
VERT. 1"= 4'

LEGEND

- EXISTING STORM SEWER
- EXISTING SANITARY SEWER
- EXISTING WATER SYSTEM
- PROPOSED STORM SEWER SYSTEM (J.B., C.B., R.C.P.)
- PROPOSED SANITARY SEWER SYSTEM (M.H., F.H.)
- PROPOSED WATER SUPPLY SYSTEM (B.O., G.V.)
- 4 EXISTING CONTOUR
- (5.00) PROPOSED GRADE ELEVATIONS
- 8 PROPOSED CONTOUR
- T.C. 5.25 PROPOSED TOP OF CURB ELEVATIONS
- T.W. 9.90 PROPOSED TOP OF WALL ELEVATIONS

NOV 10 1981

BENNETT & BISHOP
CONSULTING ENGINEERS & SURVEYORS SARASOTA FLORIDA

APPROVED BY:

DESCRIPTION	BY	DATE
ADDED ROAD & BLDG. OFFSET DIM. & CURBING	N.A.L.	9-1-81
REV. PARKING	N.A.L.	10-5-81
REV. PLAN ADDED SECTIONS & WALLS	N.A.L.	11-23-81

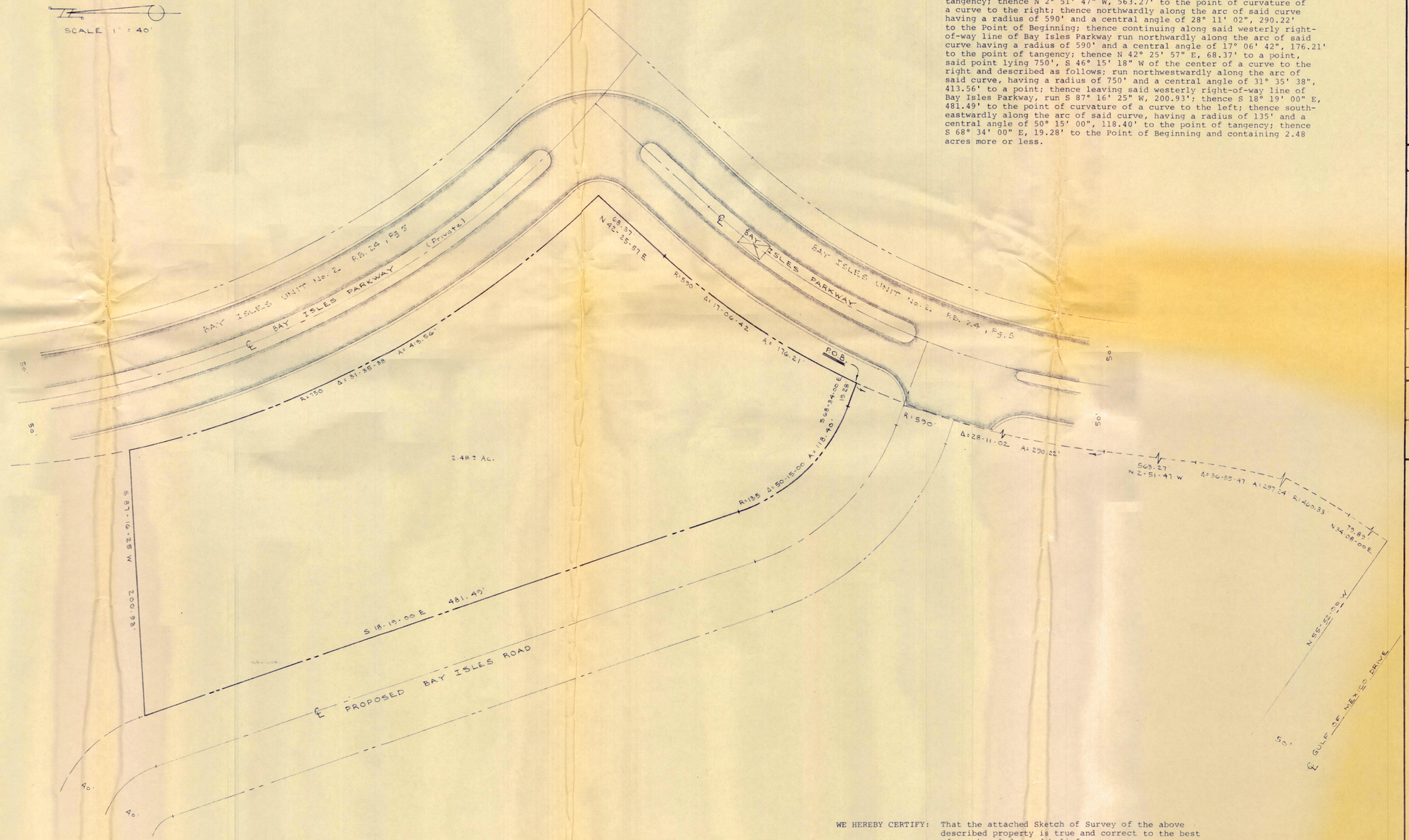
DATE	8-17-81
SCALE	1"= 40'
DESIGN	M.W.
DRAWN	N.A.L.
CHECK	
APPROVED	

ARVIDA CORPORATION
BAY ISLES CIVIC COMMERCIAL CENTER
ARVIDA OFFICE BUILDING SITE PLAN

DWRG. NO.
191-435

AP 1986 7AB

SCALE 1" = 40'



SKETCH OF SURVEY

A tract of land lying on Longboat Key in Section 8, Township 36 South, Range 17 E, Sarasota County, Florida, being more particularly described as follows:

Commence at the intersection of the westerly right-of-way line of Bay Isles Parkway (a 100' wide private road) and the northerly right-of-way line of Gulf of Mexico Drive (100' wide) as per plat of Bay Isles Unit No. 2, recorded in Plat Book 24, Page 5, Public Records of Sarasota County, Florida; run thence northwardly along said westerly right-of-way line of Bay Isles Parkway the following calls and distances; N 34° 08' 00" E, 79.89' to the point of curvature of a curve to the left; thence northwardly along the arc of said curve having a radius of 460.33' and a central angle of 36° 59' 47", 297.24' to the point of tangency; thence N 2° 51' 47" W, 563.27' to the point of curvature of a curve to the right; thence northwardly along the arc of said curve having a radius of 590' and a central angle of 28° 11' 02", 290.22' to the Point of Beginning; thence continuing along said westerly right-of-way line of Bay Isles Parkway run northwardly along the arc of said curve having a radius of 590' and a central angle of 17° 06' 42", 176.21' to the point of tangency; thence N 42° 25' 57" E, 68.37' to a point, said point lying 750', S 46° 15' 18" W of the center of a curve to the right and described as follows; run northwestwardly along the arc of said curve, having a radius of 750' and a central angle of 31° 35' 38", 413.56' to a point; thence leaving said westerly right-of-way line of Bay Isles Parkway, run S 87° 16' 25" W, 200.93'; thence S 18° 19' 00" E, 481.49' to the point of curvature of a curve to the left; thence southeastwardly along the arc of said curve, having a radius of 135' and a central angle of 50° 15' 00", 118.40' to the point of tangency; thence S 68° 34' 00" E, 19.28' to the Point of Beginning and containing 2.48 acres more or less.

WE HEREBY CERTIFY: That the attached Sketch of Survey of the above described property is true and correct to the best of our knowledge and belief.

Bennett & Bishop, Inc. Date 8-25-81

By _____
Thomas J. Bennett, Reg. Engr. #4981
Reg. Surveyor #1195, State of Florida

BENNETT & BISHOP
CONSULTING ENGINEERS & SURVEYORS
SARASOTA FLORIDA

APPROVED BY

DESCRIPTION	DATE	BY

DATE	8-25-81
SCALE	1" = 40'
DESIGN	
DRAWN	D.R.H.
CHECK	
APPROVED	

ARVIDA CORPORATION
BAY ISLES CIVIC COMMERCIAL CENTER

ARVIDA OFFICE BUILDING SITE SURVEY

DWRG No
191-450

BENNETT & BISHOP
CONSULTING ENGINEERS & SURVEYORS SARASOTA FLORIDA

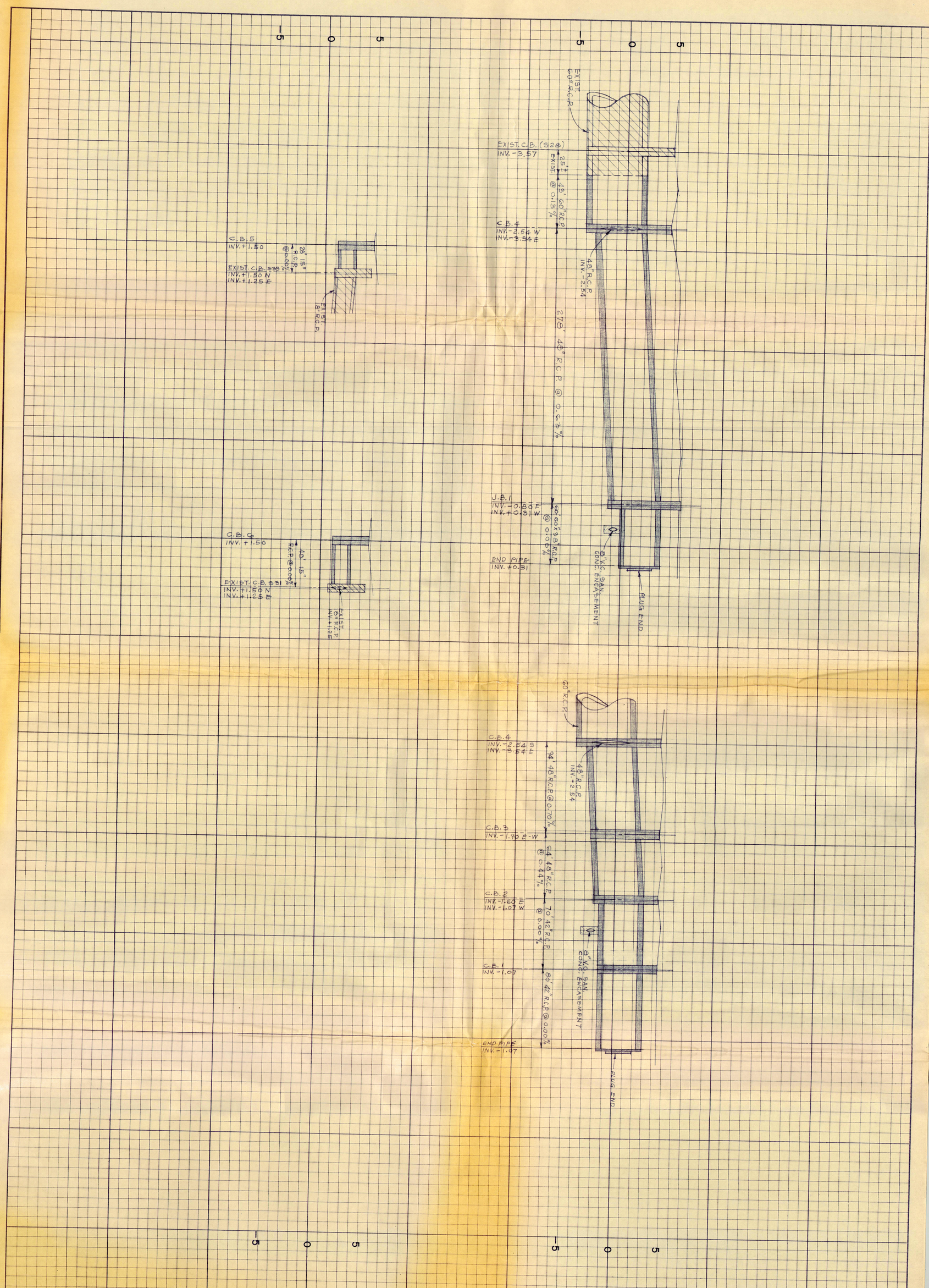
APPROVED BY

REVISED	DATE	DESCRIPTION	BY
	9-8-81	CHANGED LOATION OF 42" R.C.P. STORM PIPE	N.A.

DATE	8-17-81
SCALE	HORIZ. 1"=40' VERT. 1"=4'
DESIGN	M. W.
DRAWN	N.A.
CHECK	
APPROVED	

ARVIDA CORPORATION
BAY ISLES CIVIC COMMERCIAL CENTER
ARVIDA OFFICE BUILDING SITE - SANITARY SEWER PROFILE

DWRG. No.
191-451



191-452

DWG. No.

ARVIDA CORPORATION
BAY ISLES CIVIC COMMERCIAL CENTER

ARVIDA OFFICE BUILDING SITE — STORM SEWER PROFILE

DATE	8-17-81
SCALE	HORIZ. 1"=40' VERT. 1"=4'
DESIGN	M.W.
DRAWN	N.A.L.
CHECK	
APPROVED	

REVISED

DATE	DESCRIPTION	BY
9-8-81	CHANGED LOCATION OF C.B.1	N.A.L.
9-2-81	CHANGED PIPE STUB SIZE AT J.B.-1	N.A.L.

BENNETT & BISHOP
CONSULTING ENGINEERS & SURVEYORS SARASOTA FLORIDA

APPROVED BY

LEGEND

- 8" V.C. PIPE & M.H., UNLESS NOTED
- (+5) APPROX. GRADE
- -1.2 PIPE INVERT

LIFT STATION DATA

STATION	UNITS	FLOW (GPM)	
		AVERAGE	DESIGN
LS "4F"		76	306
"5F"	500+ COM.	97	388
"6F"	126+ CLUB	46	184
"7F"	1,760	275	688
"8F"	333	52	208

Scale: 1" = 400'

BENNETT & BISHOP
CONSULTING ENGINEERS & SURVEYORS SARASOTA FLORIDA

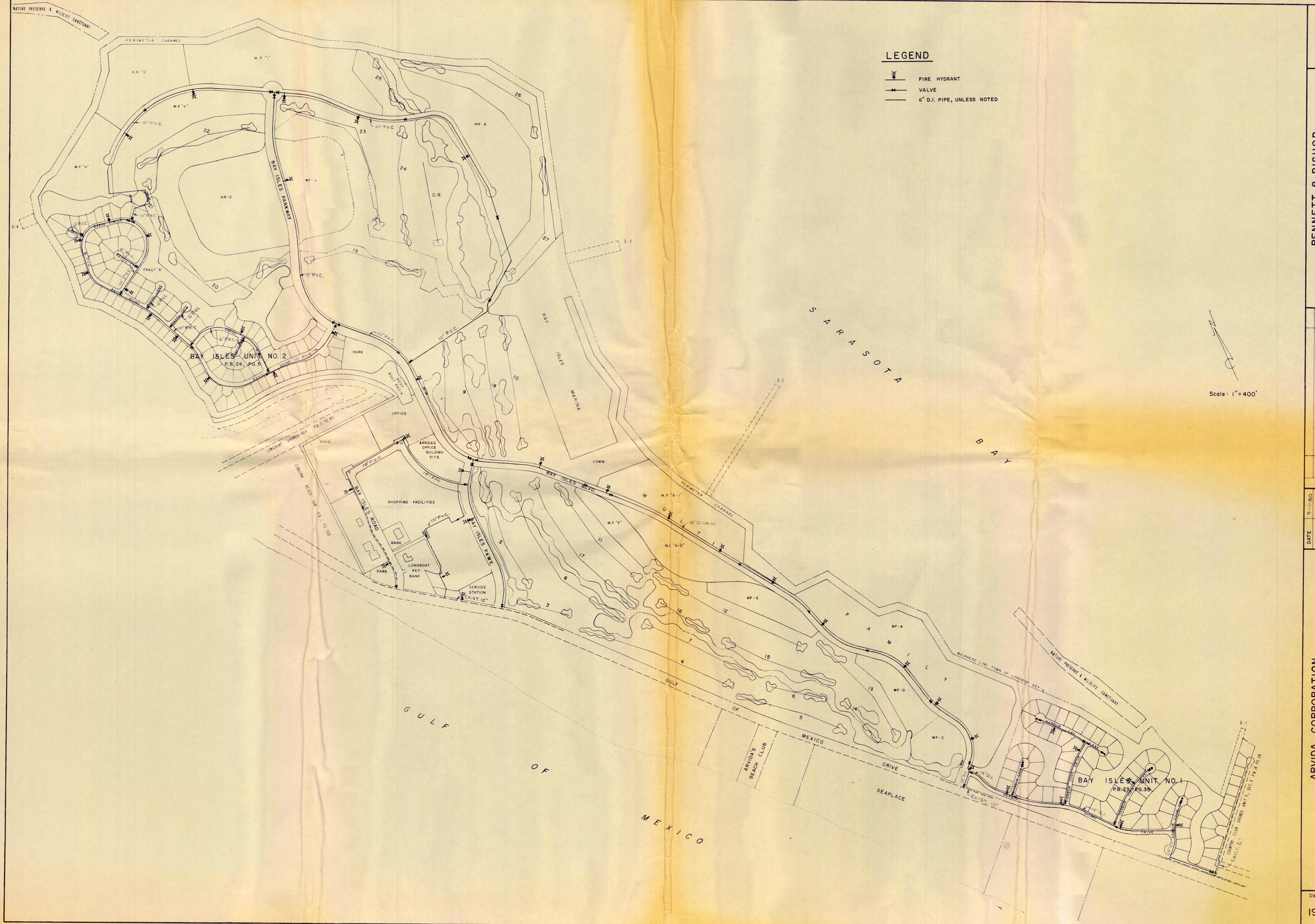
APPROVED BY Williams Bishop 8859

DESCRIPTION	BY	DATE
REVISED		

DATE	9-11-80
SCALE	1" = 400'
DESIGN	G.L.B.
DRAWN	R.A.B.
CHECK	
APPROVED	

ARVIDA CORPORATION
BAY ISLES
SANITARY SEWERAGE MASTER
LONGBOAT KEY PHONE 388-2178

DWRG. NO. 191-361



LEGEND

- FIRE HYDRANT
- VALVE
- 6" D.I. PIPE, UNLESS NOTED

Scale: 1" = 400'

BENNETT & BISHOP
CONSULTING ENGINEERS & SURVEYORS SARASOTA FLORIDA

APPROVED BY

REVISED			
9-22-81	ARVIDA OFFICE BLDG SITE ADDED	RC	
DATE	DESCRIPTION	BY	

DATE	9-11-80
SCALE	1"=400'
DESIGN	G.L.B.
DRAWN	R.A.B.
CHECK	
APPROVED	

ARVIDA CORPORATION
BAY ISLES
WATER SUPPLY MASTER
LONGBOAT KEY
PHONE 388-2178

DWRG. NO.
191-362

BAY ISLES
BAY ISLES ROAD

Sta. 18+25.00 to Sta. 36+03.12

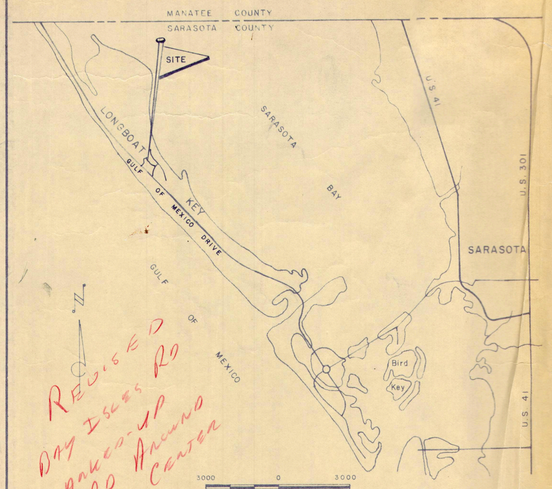
ARVIDA CORPORATION

301 Gulf of Mexico Drive Sarasota, Florida

BENNETT & BISHOP

Consulting Engineers & Surveyors

Sarasota, Florida



LOCATION MAP

REVISED DAY ISLES MARKET-UP LOOP RD AROUND SHOPPING CENTER (TOWN PLAZA)

Central Files 2-23-82

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191-490	PLAN & PROFILE FROM Sta. 25+00 to Sta. 30+00
191-491	PLAN & PROFILE FROM Sta. 30+00 to Sta. 36+03.12
191-492	STORM SEWER PROFILE
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191-435	ARVIDA OFFICE BUILDING SITE PLAN
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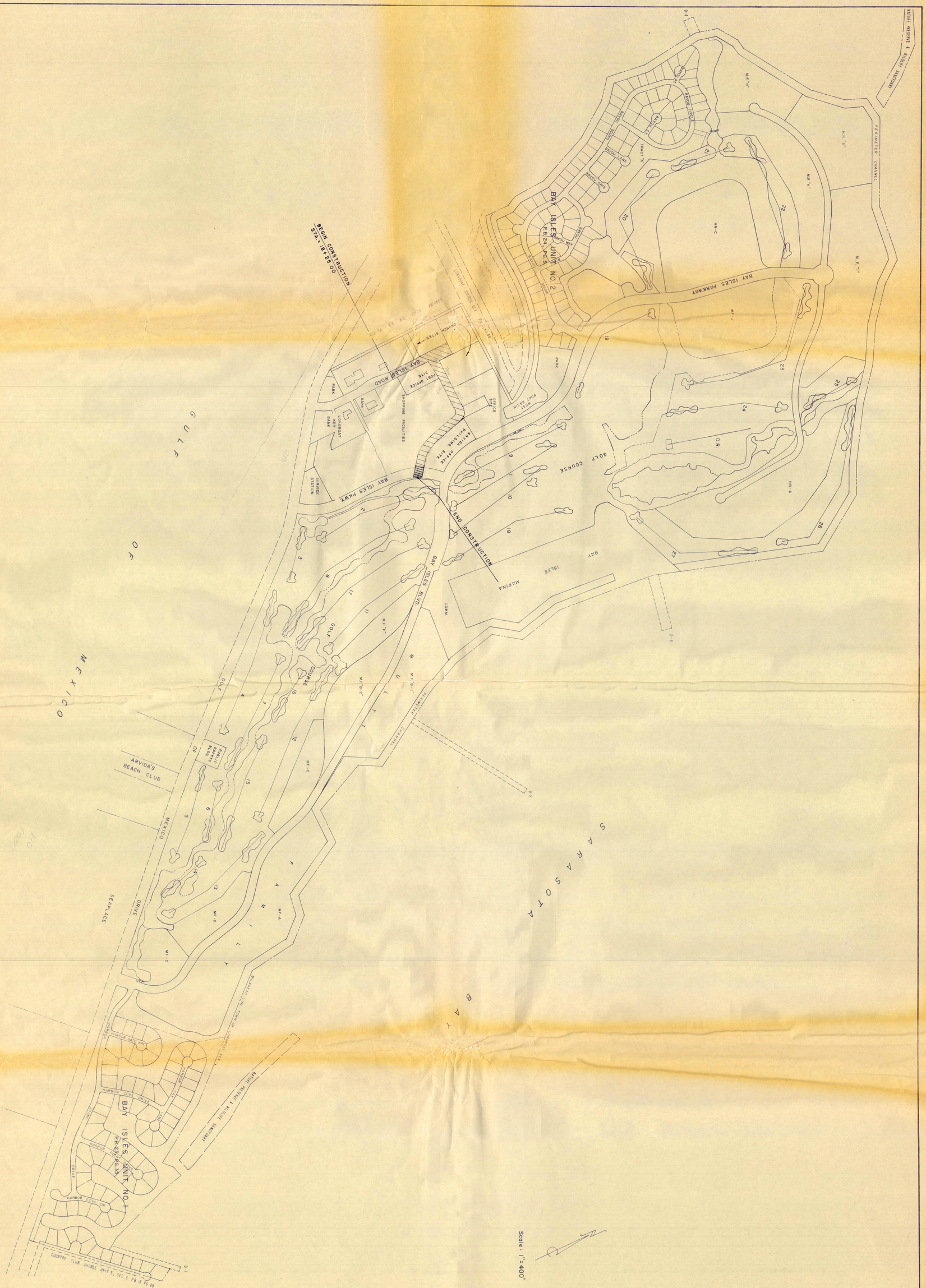
RECEIVED
FEB 9 - 1982
TOWN OF LONGBOAT KEY



DWRG. NO. 191-495	ARVIDA CORPORATION BAY ISLES ROAD LONGBOAT KEY PHONE 388-2178 MASTER LOCATION PLAN	DATE NOV. 25, 81 SCALE 1"=400' DESIGN DRAWN R.A.B. CHECK APPROVED	REVISED 2-9-82 ADDED ON TO END OF CONST. W.A.L. DATE DESCRIPTION BY

BENNETT & BISHOP
CONSULTING ENGINEERS & SURVEYORS SARASOTA FLORIDA

APPROVED BY

DATE PHOTO 9-29-76

ARVIDA CORPORATION
BAY ISLES ROAD
LONGBOAT KEY SARASOTA, FLORIDA
AERIAL LOCATION MAP

DATE NOV. 25, 81
SCALE 1" = 100'
DESIGN
DRAWN
CHK
APPROVED

DATE	DESCRIPTION	BY
1-25-82	REV. RD. W/SIDE. COAST FED. BANK	RV
1-19-82	PUBLIX & ECKERD'S, CHURCH PARCELS R/W AT OFFICE SITE ADDED	RV

BENNETT & BISHOP
CONSULTING ENGINEERS & SURVEYORS SARASOTA FLORIDA

William Bishop
APPROVED BY

191-187-1

LEGEND

- 8"V.C. PIPE & M.H., UNLESS NOTED
- (+5) APPROX. GRADE
- -1.2 PIPE INVERT

LIFT STATION DATA

STATION	UNITS	FLOW (GPM) AVERAGE	FLOW (GPM) DESIGN
L.S."4F"	423	70	300
"5F"	450 + COM.	84	336
"6F"	126 + CLUB	46	184
"7F"	1,760	275	688
"8F"	333	52	205

Scale: 1" = 400'

REVISED			BY
2-3-76	REVISED SEWER LAYOUT TO SERVE CLUB		E.H.B.
7-19-76	REVISED SEWER LAYOUT TO SERVE CLUB & MISC. CHG.		G.L.B.
8-13-76	REVISED M.H. #4F - 164 FT. UNITS		2K4
8-31-76	REVISED M.H. #4F - 423 UNITS		2K4
11-24-76	REVISED SEWER LAYOUT TO SERVE CLUB		G.L.B.
12/17/76	REMOVED ALLEYS IN COMM'L AREA		G.L.B.
12/11/15	ADDED 8"V.C. PIPE IN COMM. AREA		G.L.B.
DATE	DESCRIPTION		BY

BENNETT & BISHOP
CONSULTING ENGINEERS & SURVEYORS SARASOTA FLORIDA

APPROVED BY _____ DATE 12-21-76

DATE	8/5/75
SCALE	1" = 400'
DESIGN	G.L.B.
DRAWN	G.L.B.
CHECK	
APPROVED	

ARVIDA CORPORATION
BAY ISLES
LONGBOAT KEY — PHONE 383-2178

SANITARY SEWERAGE MASTER

DWRG. NO.
191-074

LEGEND

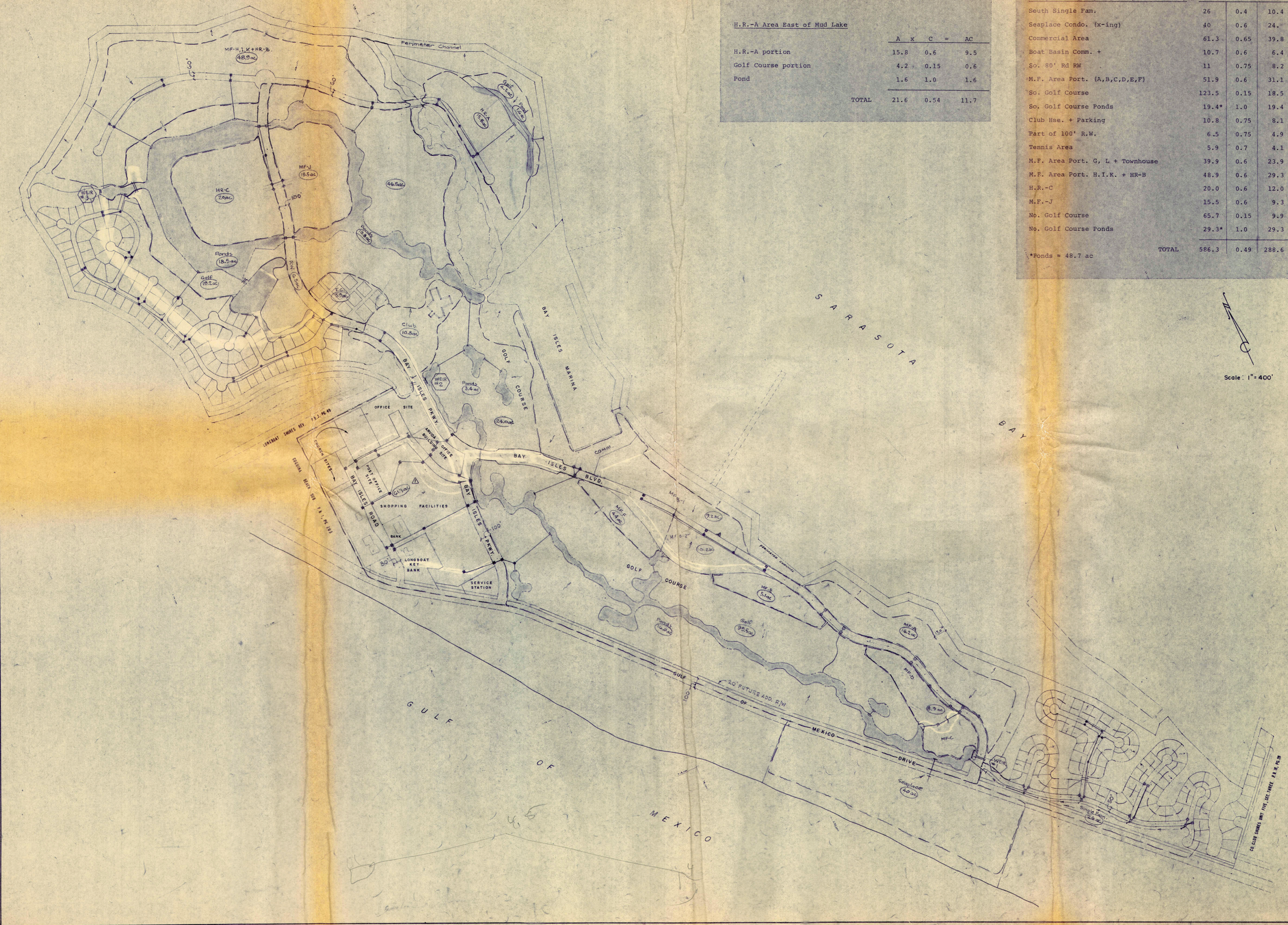
- FIRE HYDRANT
- VALVE
- 6" D.I. PIPE, UNLESS NOTED

Scale: 1" = 400'

10" P.V.C.

10" P.V.C.

10" P.V.C.



H.R.-A Area East of Mud Lake

		A	x	C	=	AC
H.R.-A portion		15.8		0.6		9.5
Golf Course portion		4.2		0.15		0.6
Pond		1.6		1.0		1.6
	TOTAL	21.6		0.54		11.7

For Weirs #1, #2, #3, (Sum of Areas)	A	x	C	=	AC
South Single Fam.	26		0.4		10.4
Seaplace Condo. (x-ing)	40		0.6		24.
Commercial Area	61.3		0.65		39.8
Boat Basin Comm. +	10.7		0.6		6.4
So. 80' Rd RW	11		0.75		8.2
M.F. Area Port. (A,B,C,D,E,F)	51.9		0.6		31.1
So. Golf Course	123.5		0.15		18.5
So. Golf Course Ponds	19.4*		1.0		19.4
Club Hse. + Parking	10.8		0.75		8.1
Part of 100' R.W.	6.5		0.75		4.9
Tennis Area	5.9		0.7		4.1
M.F. Area Port. G, L + Townhouse	39.9		0.6		23.9
M.F. Area Port. H.I.K. + HR-B	48.9		0.6		29.3
H.R.-C	20.0		0.6		12.0
M.F.-J	15.5		0.6		9.3
No. Golf Course	65.7		0.15		9.9
No. Golf Course Ponds	29.3*		1.0		29.3
TOTAL	586.3		0.49		288.6

*Ponds = 48.7 ac

BENNETT & BISHOP
CONSULTING ENGINEERS & SURVEYORS
SARASOTA FLORIDA
APPROVED BY

REVISED	DATE	BY
2-4-85	Revise Location Drawn Street	N.A.L.
1-18-82	Revise Rds in comm. area, MH 15 to 16 drainage	R.M.S.
8-21-81	Revise Rds in Commercial Area Bay Isles Blvd	R.M.S.
8-27-79	Revise Layout Entrance & Golf Lakes	R.M.S.
3-26-79	Revise Rds in Commercial Area	R.M.S.
10/7/76	Revise Rd Layout N.E. of C.R.	W.J.S.
12/1/75	Revise Roads in Commercial Area	E.H.B.
	ADD'L R/W AREAS - SHOWN BY C.C. FETTKE	S.J.B.

DATE	8-25-75
SCALE	1" = 400'
DESIGN	T.J.B.
DRAWN	J.F.
CHECK	J.C.
APPROVED	[illegible]

ARVIDA CORPORATION
BAY ISLES
LONGBOAT KEY
PHONE 383-2178

STREET & DRAINAGE MASTER

DWRG. NO.
191-076

FUTURE SIDEWALK TO BICENTENNIAL WALK (BY OTHERS)

CONSTRUCT FIRE HYDRANT W/6" GATE VALVE

EXIST. 6" C.I. WATER MAIN

TRANSITION TO EXISTING CURB

CONSTRUCT STANDARD CURB INLET S-12

PLUG LINE INV. = +4.49

EXIST. 6" G.V.

CONNECT PROPOSED 6" P.V.C. TO EXIST. 6" C.I. AT VALVE

20+00

CHURCH SITE

CONSTRUCT TYPE "K" CURB

CONST. CONC. SIDEWALK

PLUG LINE

INV. = +1.25

CONSTRUCT STANDARD CURB INLET S-11

6" P.V.C.

R/W

EXIST. 6" CURB & PAVEMENT

CONSTRUCT NEW TYPE "H" CONC. CURB

24" R.C.P.

CONSTRUCT STANDARD MANHOLE # F5A5.5 RIM EL. = 4.63

CONSTRUCT TYPE "H" CURB

8" D.I.

CONST. TYPE K CURB

CONSTRUCT STANDARD MANHOLE # F5A5.5 RIM EL. = 4.85

CONSTRUCT STANDARD CURB INLET S-10

14"x23" R.C.P.

CONSTRUCT STANDARD MANHOLE # F5A5.6 RIM EL. = 4.15

CONSTRUCT TYPE "H" CURB

8" V.C.

CONSTRUCT STANDARD MANHOLE # F5A5.5A RIM EL. = 5.20

CHURCH SITE

CONSTRUCT NEW VALLEY GUTTER & CURB

CONSTRUCT STANDARD CURB INLET S-13

REMOVE EXISTING CURB & PAVEMENT AND DISPOSE OF AS DIRECTED BY THE ENGINEER.

FUTURE POST OFFICE SITE

CONST. FIRE HYDRANT

CONSTRUCT STANDARD CURB INLET S-9

CONST. CONC. SIDEWALK

30" R.C.P.

6" P.V.C.

BEGIN CONSTRUCTION STA. 18+25

STA. 18+68 START CURB

STA. 24+50

MATCH LINE

See Sheet No. 191-490

℄ DRAINAGE DITCH (TEMP.) SEE SHEET No. 191-491 FOR CONTINUATION OF DITCH

CHURCH SITE

NOTE:
TREE REMOVAL PERMIT REQUIRED PRIOR TO ANY CLEARING.

220.00' @ + 0.40%

220.27' @ - 0.25%

100.00' @ + 0.30%

97.93' @ + 0.51%

STA. 18+80 EL. = 4.45

STA. 20+00 EL. = 5.35

STA. 22+20.27 EL. = 4.80

STA. 23+20.27 EL. = 5.00

EXIST. GROUND ELEVATION

PROPOSED FINISHED GRADE

RIM EL. = 4.85

RIM EL. = 4.95

S/W EL. = 4.62

24" R.C.P. STUB

8" D.I. (STUB)

8" D.I.

8" V.C.

8" V.C. (STUB)

310' 8" D.I. @ 0.40%

42' 8" V.C. @ 0.40%

206' 8" V.C. @ 0.40%

PROPOSED FINISH GRADE

EXIST. GROUND ELEVATION

RIM EL. = 5.2

8" V.C.

172' 8" V.C. @ 0.40%

Sunny Scott

STA. 18+25 START CONSTRUCTION

STA. 18+70 START CURB EL. = 4.48

H.H. F5A5.7 STA. 19+65 S/W INV. = +0.42 N. INV. = +0.42

P.C. STA. = 21+77.00

N.H. F5A5.6 S/W INV. = +0.42 E. INV. = +0.08 W. INV. = +0.08

H.H. F5A5.5 STA. 22+80.27 S/W INV. = +0.42 E. INV. = +0.08

P.T. STA. 23+18.28

H.H. F5A5.5A STA. 23+20.27 S/W INV. = +0.42 E. INV. = +0.08

MH. F5A5.5A S/W = 1.58

18 19 20 21 22 23 24 24+50 25

10 5 0 -5 -10

BENNETT & BISHOP
CONSULTING ENGINEERS & SURVEYORS SARASOTA FLORIDA

APPROVED BY

BY	DESCRIPTION	DATE
N.A.L.	CHANGED SEWER LINE & CONC. CURB	2-8-82
N.A.L.	CHANGED WATER & SEWER LINES	1-26-82

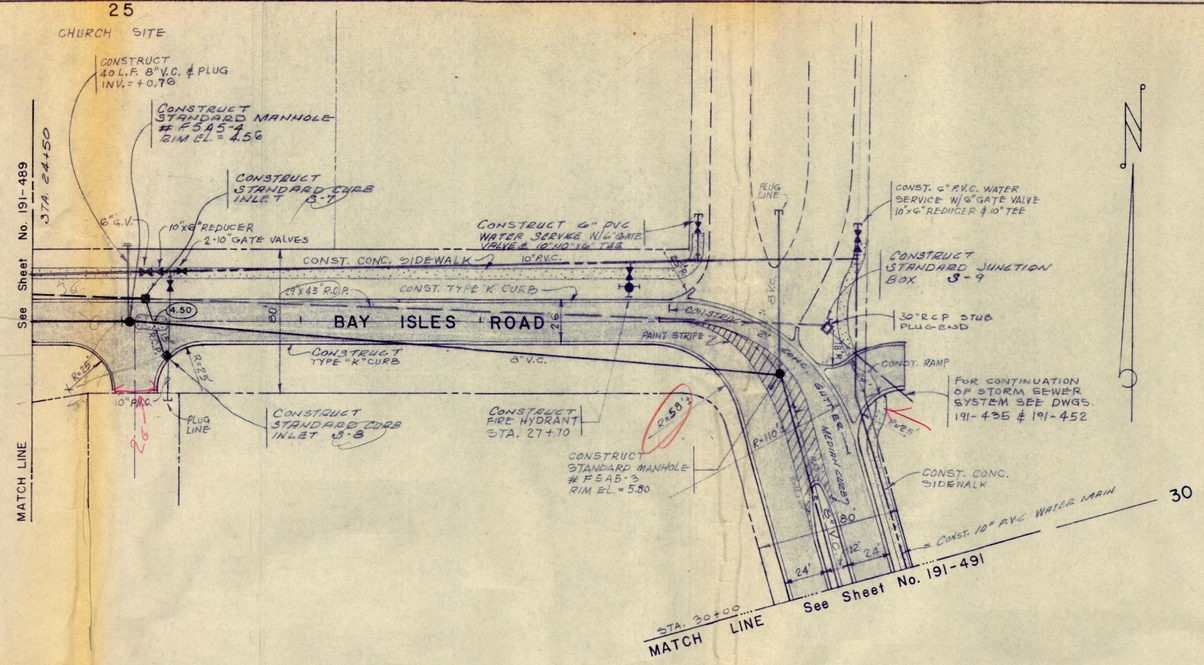
0351A38

DATE	SCALE	DESIGN	DRAWN	CHECK	APPROVED
NOV. 25, 81	VERT. 1"=5' HORZ. 1"=50'		N.A.L.		

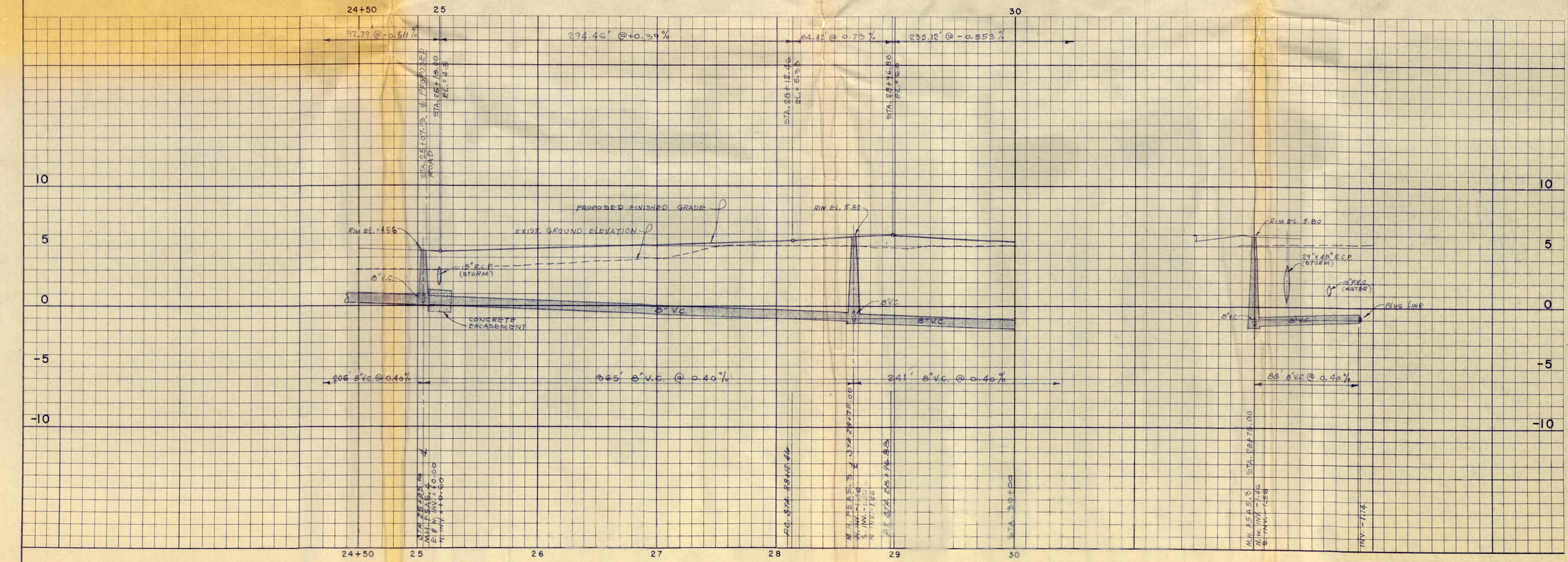
ARVIDA CORPORATION
BAY ISLES ROAD

PLAN AND PROFILE

DWRG. No.
191-489



NOTE:
TREE REMOVAL PERMIT REQUIRED PRIOR TO ANY CLEARING.



BENNETT & BISHOP
CONSULTING ENGINEERS & SURVEYORS SARASOTA FLORIDA

APPROVED BY: William Bennett #7719

BY	DESCRIPTION	DATE
RK	ADDED G.V. & REDUCER ADD MAIN EXT., REV. DATA TO PROFILE	2-8-82
		4-26-82

DATE: NOV 28, 81
SCALE: HOR. 1"=50' VERT. 1"=5'
DESIGN: N.A.V.
DRAWN:
CHECK:
APPROVED:

ARVIDA CORPORATION
BAY ISLES ROAD

PLAN AND PROFILE

DWRG. No.
191-490

30 35

REMOVE EXISTING CURB & PAVEMENT, AND DISPOSE OF AS DIRECTED BY THE ENGINEER. CONSTRUCT CURB TO MEDIAN & REPLACE ASPHALTIC CONCRETE AND BASE

EXISTING BAY

EXIST. 14" D.I. WATER MAIN

EXIST. CURB

EXIST. SIDEWALK

TRANSITION TO EXIST. CURB

CONST. RAMP

CONSTRUCT STANDARD CURB INLET S-5

ARVIDA OFFICE SITE

NOTE: SEE DETAIL "A"

REMOVE EXIST. G" GATE VALVE CONST. PLUG W/ TIE TO MAIN

REMOVE EXIST. PAVEMENT AS INDICATED. & PAVE AS REQUIRED

EXIST 12" PVC WATER MAIN

CANAL

ISLES

PARKWAY

CONSTRUCT SIDEWALK

EXIST. CURB

EXIST. SIDEWALK

EXIST. M.H. F5A5

EXIST. 10" P.V.C.

EXIST. INV. = 3.90±

BEGIN SEWER CONST. AT M.H.

CONSTRUCT STANDARD CURB INLET S-6 RIM EL. = 4.50±

CONST. TYPE "K" CURB

CONST. MEDIAN CURB

CONST. 2-RAMPS

CONST. 70 L.F. VALLEY CURB

CONST. TYPE "K" CURB

CONST. MEDIAN CURB

CONST. 2-RAMPS

CONST. 70 L.F. VALLEY CURB

CONST. 10" P.V.C. WATER MAIN.

CONSTRUCT STANDARD CURB INLET S-2

FOR CONTINUATION OF STORM SEWER SYSTEM SEE DWGS. 191-435 & 191-452

See Sheet No. 191-490 STA. 30+00.00

MATCH LINE

CONST. CONC. SIDEWALK

38"x60"

CONSTRUCT STANDARD MANHOLE #F5A5-1 RIM EL. = 5.42

CONST. 56 L.F. 6" V.C. @ 4.00% PLUG END @ INV. EL. = 0.87 8" P.V.C.

4" PIPE 2.08% 8" V.C.

BAY ISLES ROAD

CONST. TYPE "K" CURB

CONST. MEDIAN CURB

8" V.C.

CONC. ENCASEMENT

10" V.C.

10" V.C.

BRICK PAVING TYP.

CURBCUT RAMP (TYP.)

5.10

CONST. 70 L.F. VALLEY CURB

10" V.C.

CONST. TYPE "K" CURB

6" ASPHALT BIKE PATH

CONSTRUCT STANDARD MANHOLE #F5A5-2 RIM EL. = 4.80

CONSTRUCT STANDARD ROCK END WALL INV. = -1.00

CONSTRUCT STANDARD CURB INLET S-1

CONSTRUCT 80 L.F. 8" V.C., PLUG END @ INV. EL. = -2.21

CONSTRUCT FIRE HYD. STA. 32+70

CONSTRUCT 64 L.F. 8" V.C., PLUG END @ INV. EL. = -2.91

FUTURE

DRAINAGE DITCH (TEMP.) SEE SHEET No. 191-489 FOR CONTINUATION OF DITCH

EXIST. 14" D.I. WATER MAIN

CONSTRUCT 10" P.V.C. WATER MAIN TIE TO EXISTING 14" D.I. W/ 14"x14"x10" TEE.

10" G.V.

REMOVE

PLUG (SEE SHEET No. 191-484)

REMOVE 10' 18" RCP (2 PLACES) CONNECT NEW 18" RCP TO S-32

CONST. 106 L.F. 18" RCP

S-5

10" TEE

S-33

Ex. 18" RCP

S-32

CONST. 84 L.F. 18" RCP

Ex. 18" RCP

S-31

S-30

N. EXIST 10" PVC

REMOVE 10 L.F. 6" P.V.C. WATER MAIN & 6" GATE VALVE. PLUG END 6" P.V.C.

CONST. 40 L.F. 10" P.V.C. WATER MAIN TIE TO EXIST 10" P.V.C., 10" GATE VALVE

REMOVE TOP EXIST. STRUCTURE. 1' BELOW PROP. FINISH GRADE. BACK FILL W/ 2500 PSI CONC.

NOTE:

TREE REMOVAL PERMIT REQUIRED PRIOR TO ANY CLEARING.

DETAIL "A" (NO SCALE)

234.12' @ -0.553%

221.71' @ +0.325%

249.41' @ -0.369%

STA. 30+00

STA. 31+32.00 EL. = 4.70

STA. 31+56.71

STA. 33+53.71

STA. 33+89.71

STA. 34+03.18

STA. 35+35.18

STA. 32+15.71 EL. = 5.42

EXIST. EL. = 4.50

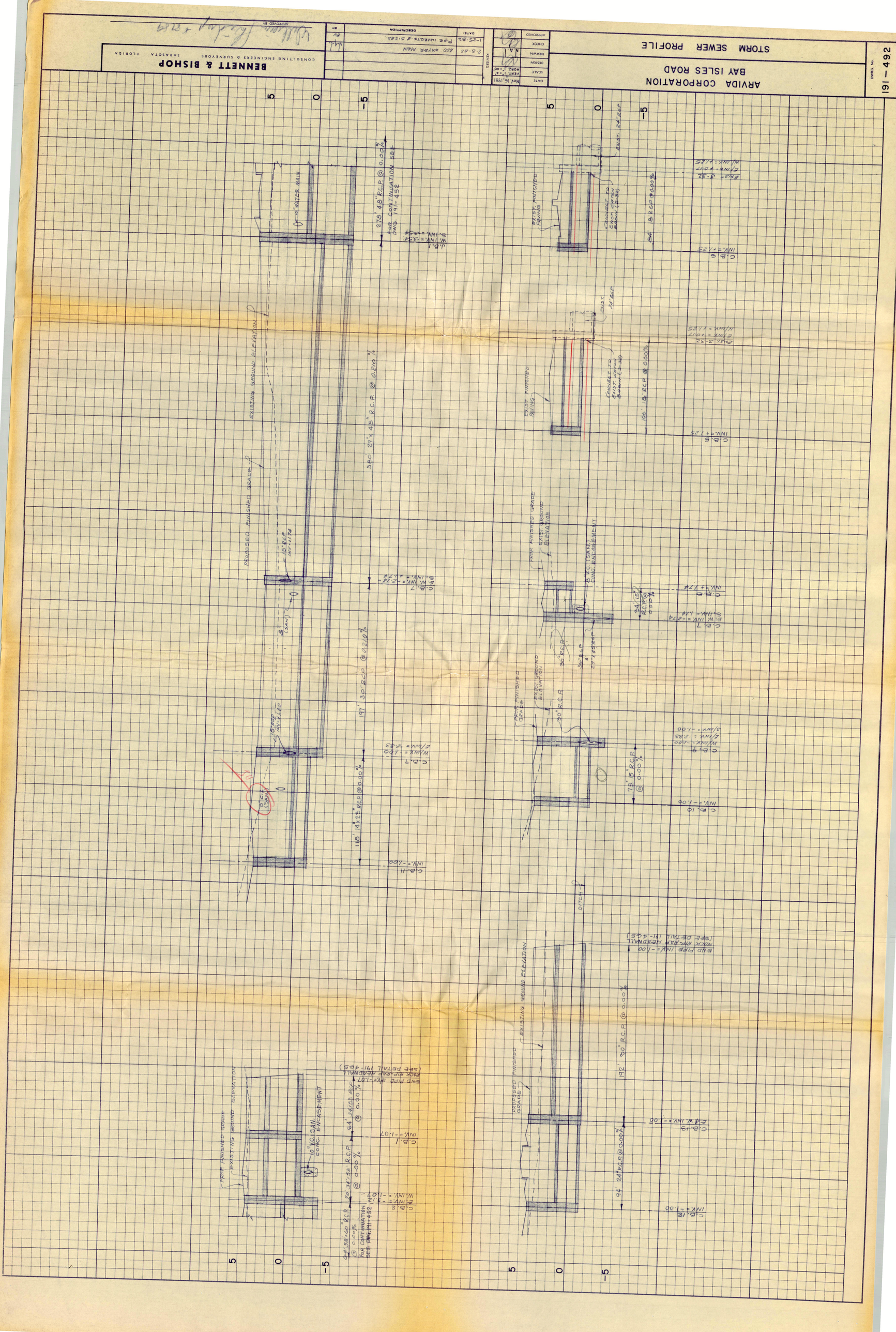
EXIST. 10" V.C.

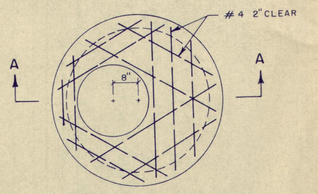
EXIST. 10" P.V.C.

EXIST. M.H. F5A5

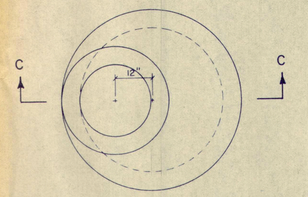
EXIST. M.H. F5A5

EXIST. M.H. F5A5

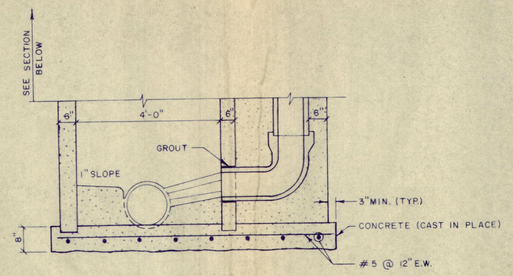

ARVIDA CORPORATION
BAY ISLES ROAD
STORM SEWER PROFILE
DWG. No. 191 - 492
BENNETT & BISHOP
CONSULTING ENGINEERS & SURVEYORS SARASOTA FLORIDA
DATE Nov. 16, 1981
SCALE HORZ. 1"=40' VERT. 1"=4'
DESIGN
DRAWN
CHECK
APPROVED
REVISED
DATE DESCRIPTION BY
2-8-82 ADD WATER MAIN
1-25-82 PIPE INVERTS & SIZES
APPROVED BY
EXISTING GROUND ELEVATION
PROPOSED FINISHED GRADE
10" W.M.
10" SAN. CONC. ENCASEMENT
EXIST. FINISHED PAVING
CONNECT TO EXIST. CATCH BASIN
EXIST. GROUND ELEVATION
PROP. FINISHED GRADE
DITCH
END PIPE INV.=-1.00
ROCK RIP-RAP HEADWALL (SEE DETAIL 191-465)
FOR CONTINUATION SEE DWG. 191-452
C.B.1 INV.=-1.07
C.B.2 INV.=-1.00
C.B.3 INV.=-1.25
C.B.4 INV.=-1.74
C.B.5 INV.=-1.25
C.B.6 INV.=-1.74
C.B.7 INV.=-1.74
C.B.8 INV.=-1.74
C.B.9 INV.=-1.00
C.B.10 INV.=-1.00
C.B.11 INV.=-1.00
C.B.12 INV.=-1.00
C.B.13 INV.=-1.00
270' 48" R.C.P. @ 0.03%
380' 24"x 48" R.C.P. @ 0.20%
197' 30" R.C.P. @ 0.20%
116' 14"x 23" R.C.P. @ 0.00%
72' 15" R.C.P. @ 0.00%
24' 15" R.C.P. @ 0.00%
30" R.C.P.
192' 30" R.C.P. @ 0.00%
94' 24" R.C.P. @ 0.00%
94' 24"x 38" R.C.P. @ 0.00%
12' 24"x 38" R.C.P. @ 0.00%



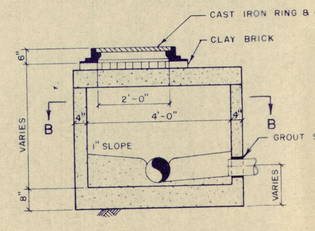
PLAN



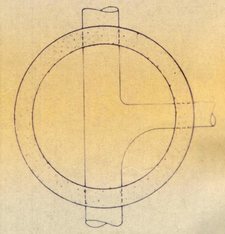
PLAN



ALTERNATE SECTION



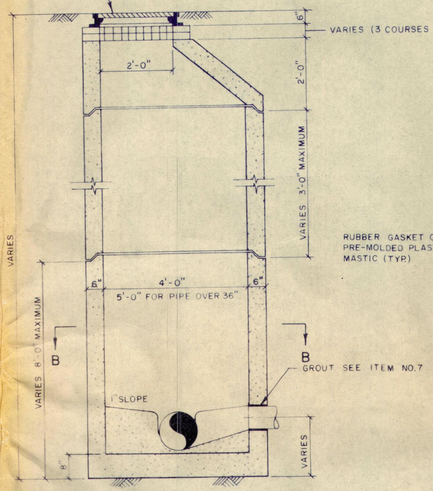
SECTION A-A



SECTION B-B

FOR DEPTHS 5'-0" & LESS

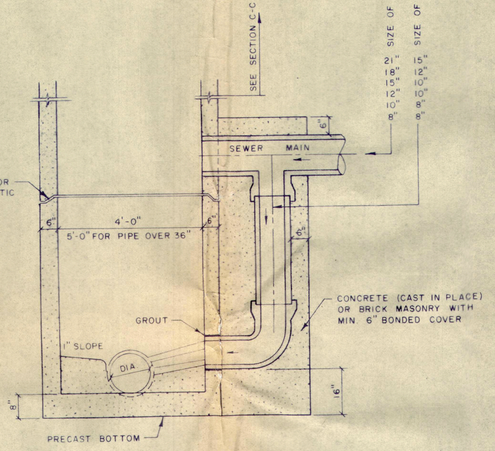
SCALE: 1/2"=1'-0"



SECTION C-C

FOR DEPTHS OVER 5'-0"

SCALE: 1/2"=1'-0"



SECTION

DROP MANHOLE

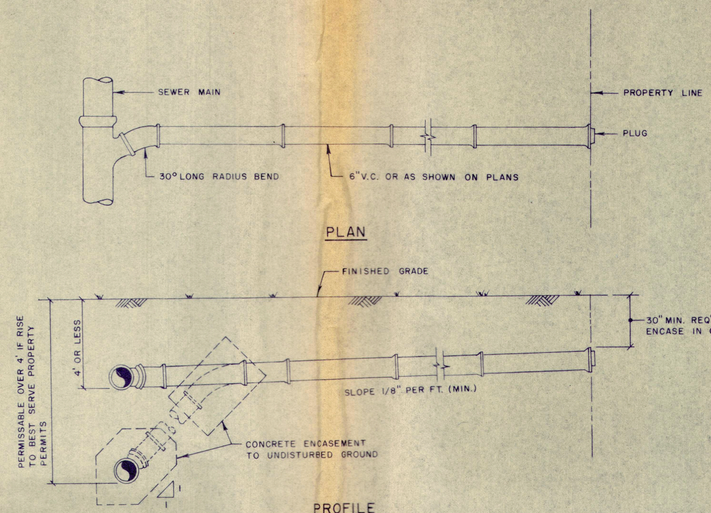
SCALE: 1/2"=1'-0"

MANHOLE SPECIFICATIONS:

1. MANHOLES SHALL COMPLY WITH SPECIFICATION C-478, LATEST REVISION, "PRECAST REINFORCED CONCRETE MANHOLE SECTIONS."
2. CONCRETE SHALL BE 4,000 P.S.I./28 DAY MINIMUM STRENGTH, WITH TYPE V CEMENT.
3. HEAVY DUTY MANHOLE RING (6" HIGH) AND COVER SHALL BE TYPE B (DWG. NO. 240; 0IJ 110.24) WITH FRAME & BOLTED COVER (333LB) WITH 4 S.S. BOLTS, NEOPRENE GASKET & BLIND PICKHOLE AS MANUFACTURED BY U.S. FOUNDRY CORP., MIAMI, FLORIDA, OR APPOVED EQUAL.
4. REINFORCING PER A.S.T.M. SPEC. C-478, LATEST REV.
5. LEVELING BRICKS TO BE CLAY; MORTAR TO BE 2 PARTS CLEAN SAND AND 1 PART CEMENT WITH NO MORE THAN 1/4 PART HYDRATED LIME, WITH JOINTS FULL & STRUCK FLUSH.
6. NO STEPS SHALL BE USED.
7. COMPLETELY FILL SPACE BETWEEN PIPES AND MANHOLE WALL WITH CEMENT MORTAR AFTER PIPE IS SET WITH 15LB. EMBECO PER 100 LB. CEMENT.

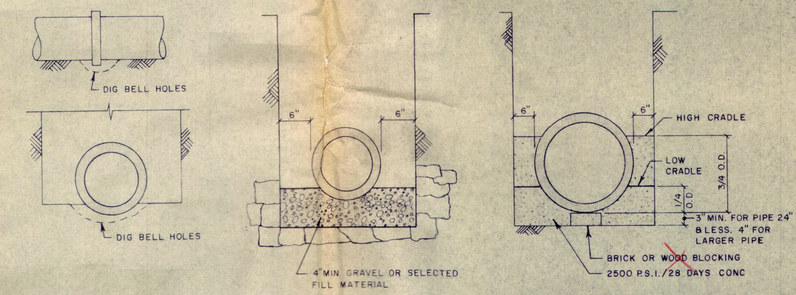
GENERAL NOTES:

1. WHERE WATER & WASTEWATER MAINS CROSS WITH LESS THAN 18" VERTICAL CLEARANCE, THE WASTEWATER PIPE SHALL BE OF EITHER CAST IRON OR CONCRETE ENCASED VITRIFIED CLAY, (20' MIN.) CENTERED ON THE POINT OF CROSSING.
2. PARRALLEL WATER & WASTEWATER MAINS SHALL MAINTAIN A HORIZONTAL SEPARATION OF AT LEAST 10' WHERE PRACTICAL.



TYPICAL SERVICE CONNECTION

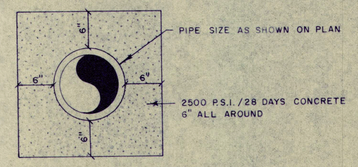
NO SCALE



TRENCH IN EARTH | TRENCH IN ROCK | CONCRETE CRADLES

TYPICAL EXCAVATION & PIPE SETTINGS

NO SCALE



CONCRETE ENCASEMENT

NO SCALE

BENNETT & BISHOP
CONSULTING ENGINEERS & SURVEYORS SARASOTA FLORIDA

REVISED	DATE	BY
⚠ REVISED M.H. COVER	1-19-82	N.A.L.

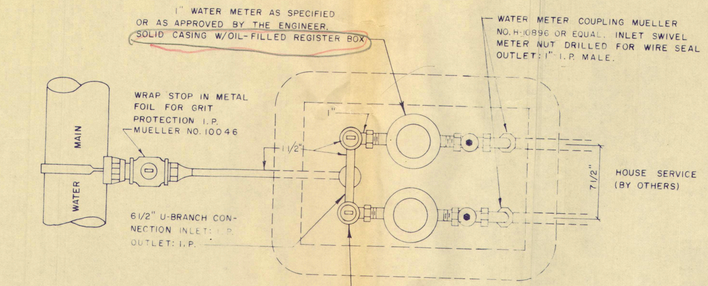
APPROVED BY

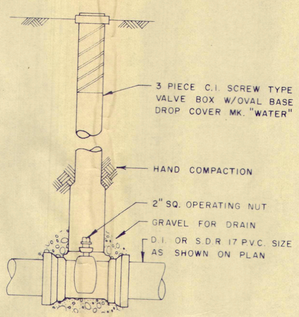
DATE	NOV. 16, 81
SCALE	AS SHOWN
DESIGN	
DRAWN	R.A.B.
CHECK	
APPROVED	

ARVIDA CORPORATION
BAY ISLES ROAD
LONGBOAT KEY SARASOTA, FLORIDA

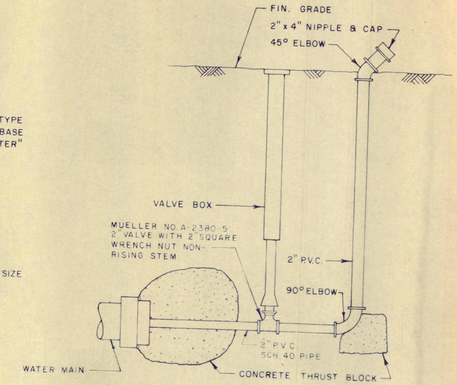
SANITARY SEWER DETAILS

DRWG. NO.
191-463A

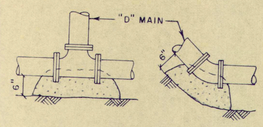




VALVE DETAIL
NO SCALE



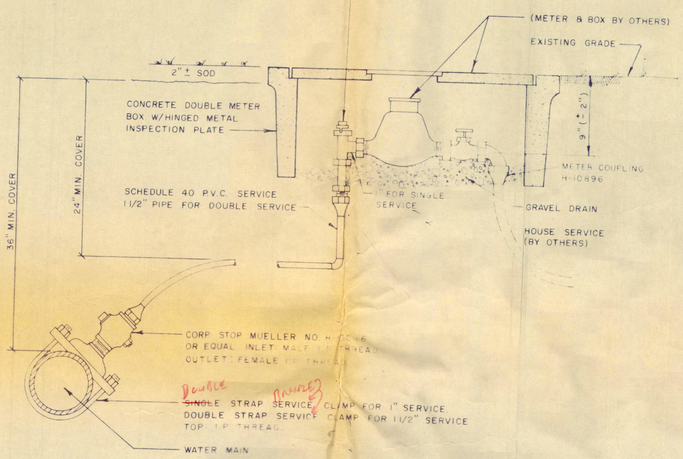
⚠ TYPICAL BLOWOFF DETAIL
NO SCALE



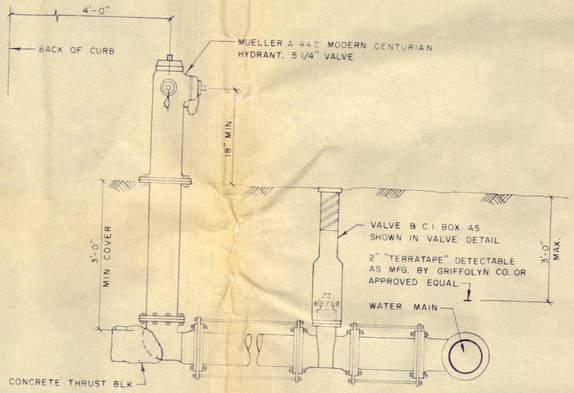
AREAS DETERMINED BY CONC. CONTACT WITH UNDISTURBED MATERIAL

THRUST BLOCK AREAS IN SQ. FT.				
SIZE	TEE	90° BEND	45° BEND	22 1/2° BEND
4"	1.5	2.0	1.0	1.0
6"	4.0	5.5	3.0	1.5
8"	7.0	10.0	5.0	3.0
10"	10.0	14.0	7.0	5.0

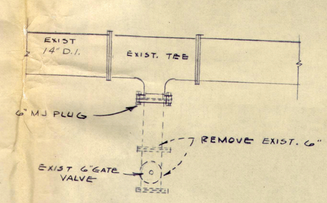
WATER MAIN THRUST BLOCKS



⚠ TYPICAL METERED SERVICE DETAILS
NO SCALE



⚠ TYPICAL FIRE HYDRANT DETAIL
NO SCALE



PLUG DETAIL
NO SCALE

BENNETT & BISHOP
CONSULTING ENGINEERS & SURVEYORS
SARASOTA FLORIDA

APPROVED BY

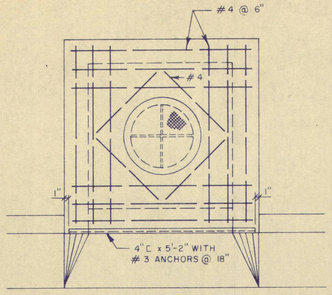
BY	DESCRIPTION	DATE
N.A.L.	ADD PLUG DETAIL	1-25-82
	⚠ REV. BLOWOFF, HYDRANT & METER DETAILS	1-19-82

REVISED

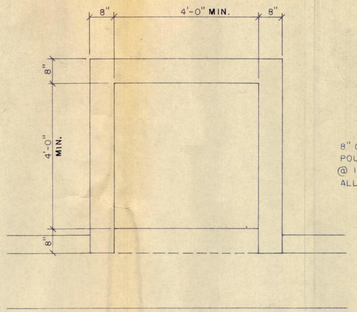
DATE	NOV. 19, 81
SCALE	AS SHOWN
DESIGN	
DRAWN	R.A.B.
CHECK	
APPROVED	

ARVIDA CORPORATION
BAY ISLES ROAD
LONGBOAT KEY SARASOTA, FLORIDA
WATER SUPPLY DETAILS

DRWG. NO.
191-464A



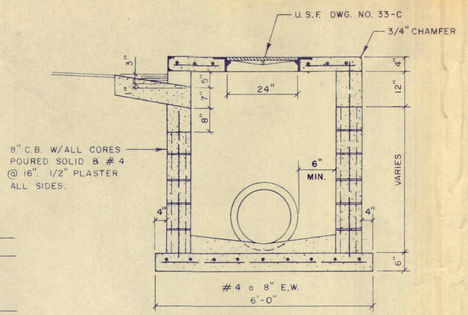
PLAN - COVER



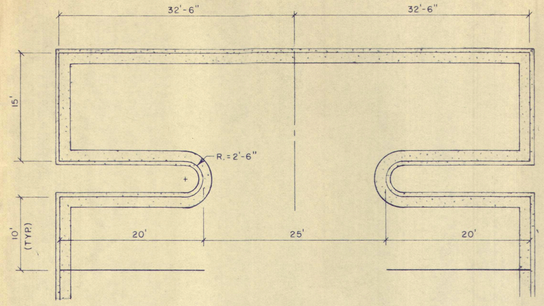
PLAN - COVER REMOVED

TYPICAL CURB INLET

SCALE: 1/2" = 1'-0"

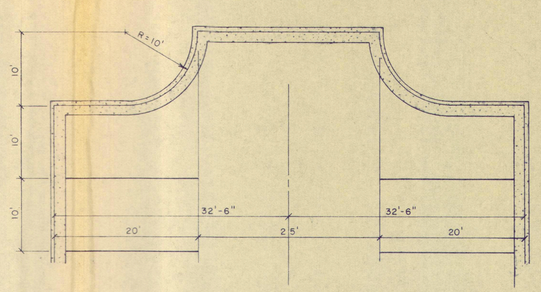


SECTION



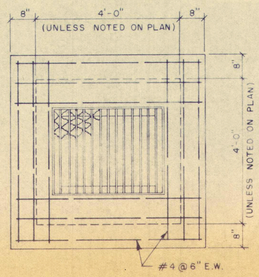
TURNAROUND DETAIL "A"

SCALE: 1" = 10'-0"

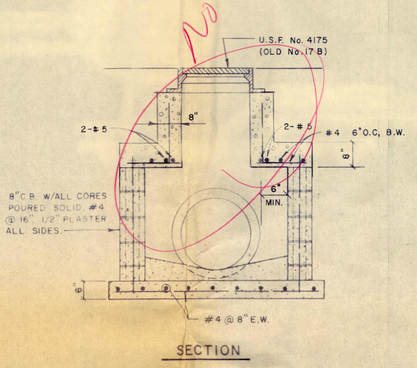


TURNAROUND DETAIL "B"

SCALE: 1" = 10'-0"



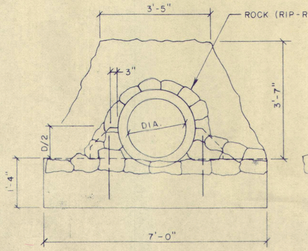
PLAN



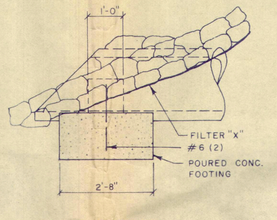
SECTION

TYPICAL DROP INLET

SCALE: 1/2" = 1'-0"



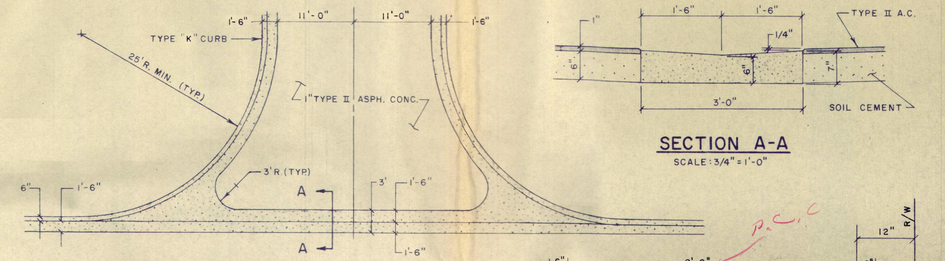
PLAN



SECTION

TYPICAL ENDWALL

SCALE: 1/2" = 1'-0"

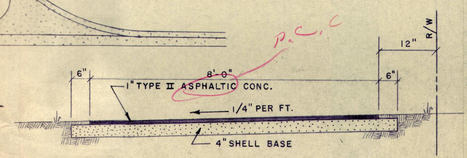


VALLEY GUTTER DETAIL

SCALE: 1" = 10'-0"

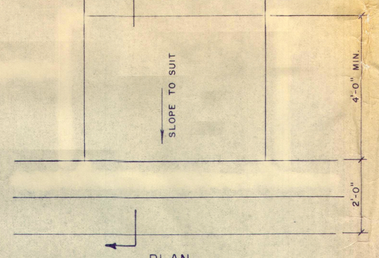
SECTION A-A

SCALE: 3/4" = 1'-0"



BICYCLE PATH DETAIL

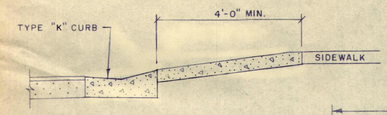
NO SCALE



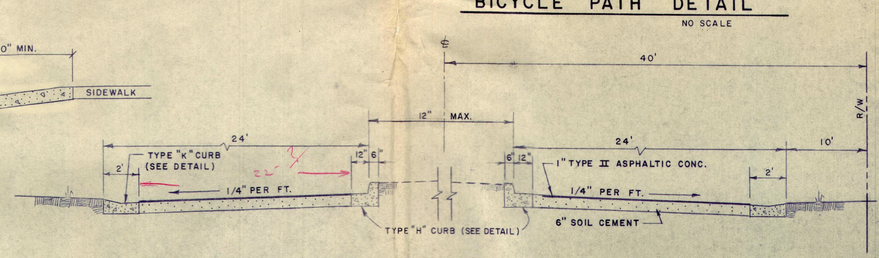
PLAN

BICYCLE RAMP DETAIL

SCALE: 1/2" = 1'-0"

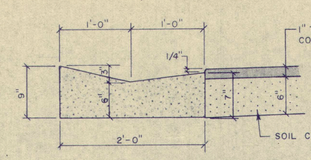


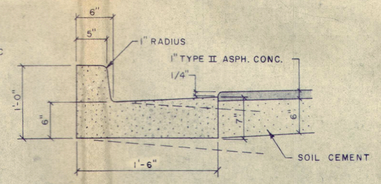
SECTION



TYPICAL DIVIDED ROAD SECTION

NOT TO SCALE





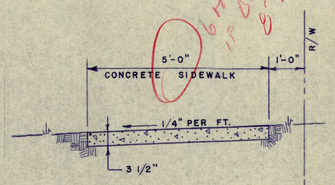
CURBS POURED WITH CONTINUOUS PAVING MACHINE SHALL HAVE JOINTS SAW CUT EVERY 10' FOLLOWING COMPLETION OF POUR. CONSTRUCTION JOINTS SHALL BE 10' O.C. AND 1/2" PREMOLDED EXP. JOINTS AT 40' O.C.

TYPE "K" CURB

SCALE: 1" = 1'-0"

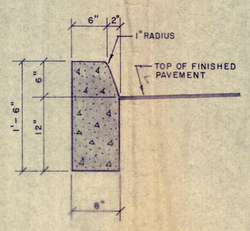
TYPE "H" CURB

SCALE: 1" = 1'-0"



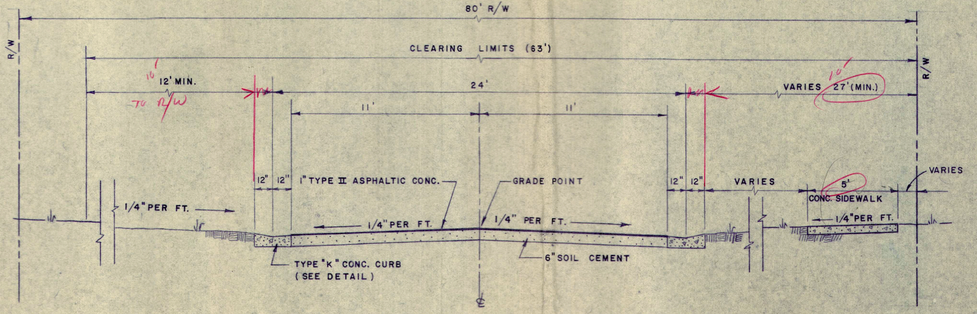
SIDEWALK DETAIL

SCALE 1/2" = 1'-0"



MEDIAN CURB

SCALE 1" = 1'-0"



TYPICAL ROAD SECTION

SCALE 1/4" = 1'-0"

BENNETT & BISHOP
CONSULTING ENGINEERS & SURVEYORS SARASOTA FLORIDA

APPROVED BY

REVISED	DATE	BY
1	2-8-82	M.A.L.
2nd DROP INLET DETAILS	JAN. 9, 82	M.A.L.
REVISED MEDIAN CURB	DATE	DESCRIPTION

DATE	NOV. 16, 81
SCALE	AS SHOWN
DESIGN	
DRAWN	R.A.B.
CHECK	
APPROVED	

ARVIDA CORPORATION
BAY ISLES ROAD
PAVING & DRAINAGE DETAILS

DWRG. NO.
191-465A

AF 18847AB

EXISTING CANAL

PREVIOUSLY APPROVED DRAINAGE SYSTEM

2-EXIST. 54" R.C.P.

STA. 65+25.21 Ahead
63+96.82 Back

S-29

EXIST. 60" R.C.P.

S-28

EXIST. 60" R.C.P.

BAY ISLES PARKWAY

EXISTING CANAL

REMOVE EXIST. PAVEMENT AS INDICATED AND REPAVE AS REQUIRED.

CONNECT TO EXISTING 14" DI W/14x14x10 TEE 10" GATE VALVE

REMOVE EXIST. G.V. PLUG END

EXIST. 14" DI

EXIST. GATE HOUSE

SAW-CUT

CONST. MED. CURB

REMOVE EXIST. CONC. CURB AND REPLACE PAVEMENT AS REQUIRED

EXIST. CURB

10" TEE CONNECT EXIST. 10" PVC WITH 10" PVC REMOVE EXIST. 8" CONNECT & ABANDON

EXIST. 12" PVC

REMOVE EXIST. 18" R.C.P. (2 PLACES)

SAW-CUT

EXIST. 10" V.C.

EXIST. CURB

EXIST. 10" P.V.C.

EXIST. M.H. F5A5

REMOVE TOPS S-31 & S-33, AND ABANDON INLETS

BAY ISLES PARKWAY

PROPOSED ARVIDA OFFICE BUILDING

ROOF PEAK EL.=48.00

1st FL. EL. = 12.00
2nd FL. EL. = 24.67

T.W. EL.=13.00

SIDE YARD

FRONT YARD

REAR YARD

FREE STANDING COVER 9' CLEAR OF PAVEMENT

C.B.5

6" PVC

8"x10" REDUCER 6" G.V.

10" V.C.

T.W. EL.=9.00

SET WALL 7

7.50

5.42

M.H. F5A5.1

8' ASPHALT BICYCLE PATH

BRICK PAVING (TYP.)

PLUG LINE

TRASH ENCLOSURE

LOADING

C.B.4

4.50

48" R.C.P.

WATERPROOF ENCLOSURE EL.=17.0

8'x7' DOOR

COOLING TOWER

SIGN

OFFICE BUILDING 43-STALLS PARKING

OFFICE BUILDING 33-STALLS PARKING

10' TYP.

24' 2-WAY DRIVE

PARKING

24'

5.30

5.20

5.00

4.70

4.50

4.00

5.70

5.90

38"x60" R.C.P.

C.B.3

C.B.2

C.B.1

ROAD 34"x53" RCP

M.H. F5A5.2

8" V.C.

10" PVC

CONC. SIDEWALK

1½" WATER METER

2" PVC WATER SERVICE

4" FIRE SERVICE

6" SANITARY SEWER SERVICE

6" PVC TO 10" V.C.

F.H. & G.V. 10"x10"x6" TEE

2" PVC

BAY ISLES ROAD

SWALE

PLUG LINE

29"x45" R.C.P.

J.B.1

10"x10"x6" TEE & GATE VALVE

PLUG LINES

FUTURE ROAD

WATERWAY

REFERENCE PARKING @ 4 PER 1000 FT.² = 92 MAXIMUM

PARKING PROVIDED = 76

5 Shown Be in R/W

5 Shown Be in R/W

Four 5 Shown Be in R/W

?

26

26

PAVEMENT

CONC. FLUSH 2'-0"x 8"

2'-0"

BRICK

10" TEE, 10"x6" REDUCER, 6" GV.

BRICK PAVING PLAN

NO SCALE

BEGIN SEWER CONSTRUCTION

14'

EL. = 17.0

WATERPROOF ENCLOSURE (14'x20')

85'

COOLING TOWER 17'

13'

13'

9'

33'

EL. = 7.00

EL. = 7.00

EL. = 5.25

EL. = 5.75

EL. = 5.0

INV. = 4.15

INV. = 4.85

ROAD

PARKING

ROAD

2" PVC. DRAIN W/BACK FLOW PREVENTER VALVE

39'

SECTION (B / 435)

SCALE HORZ. 1" = 10'
VERT. 1" = 4'

80'

20'

65'

20'

65'

20'

R/W

R/W

℄ BAY ISLES ROAD

℄ BAY ISLES PARKWAY

3 3

SECTION (A / 435)

SCALE HORZ. 1" = 40'
VERT. 1" = 4'

LEGEND

- EXISTING STORM SEWER
- EXISTING SANITARY SEWER
- EXISTING WATER SYSTEM
- J.B. C.B. R.C.P. — PROPOSED STORM SEWER SYSTEM
- M.H. F.H. G.V. — PROPOSED SANITARY SEWER SYSTEM
- PROPOSED WATER SUPPLY SYSTEM
- 4 EXISTING CONTOURS
- 5.00 PROPOSED GRADE ELEVATIONS
- 8 PROPOSED CONTOURS
- T.C. 5.25 PROPOSED TOP OF CURB ELEVATIONS
- T.W. 9.90 PROPOSED TOP OF WALL ELEVATIONS
- C.C. CURB CUT RAMP

BENNETT & BISHOP
CONSULTING ENGINEERS & SURVEYORS SARASOTA FLORIDA

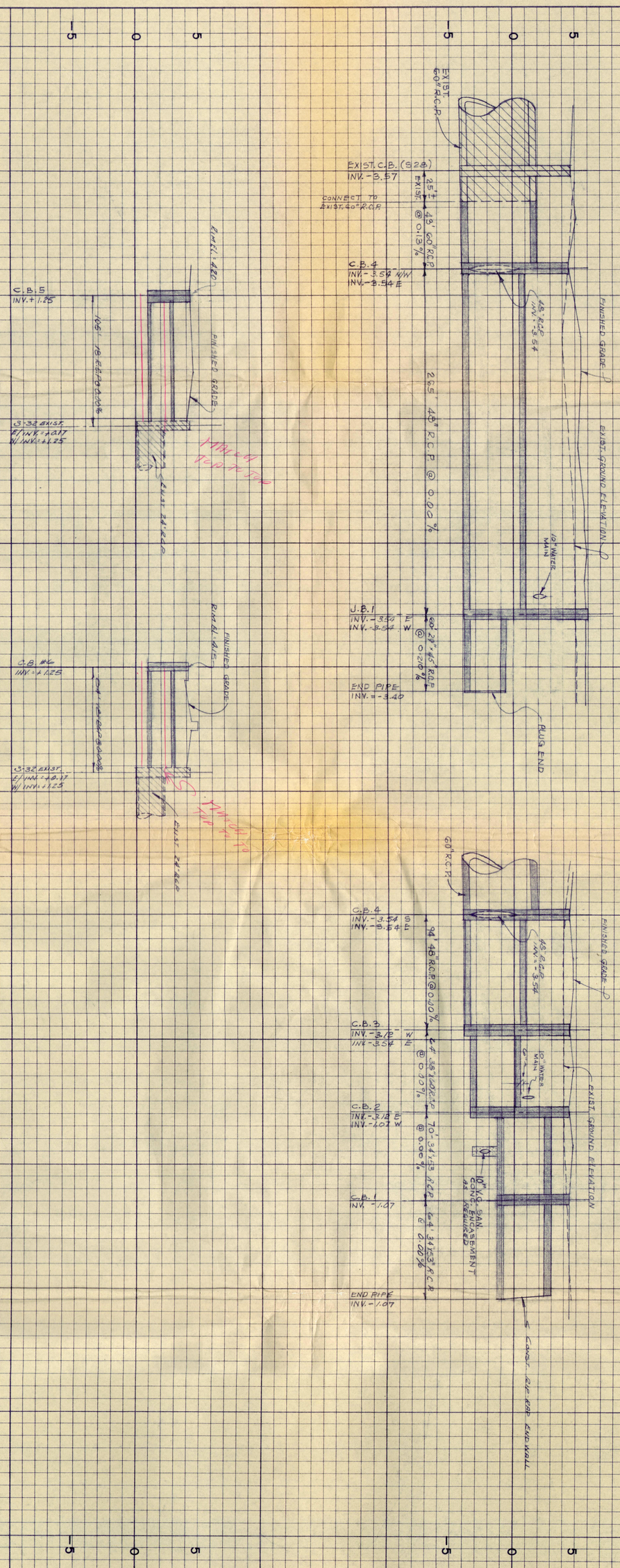
APPROVED BY

DATE	BY	DESCRIPTION
11-12-81	N.A.L.	REVISED COOLING TOWER & WATER LINE
12-14-81	N.A.L.	REVISED ENTRANCE AT TOWER & PARKING
12-18-81	N.A.L.	ADDED ROAD DIMENSIONS
1-15-82	N.A.L.	ADDED BRICK PAVING
1-21-82	N.A.L.	REVISED PER REVIEW COMMENTS

DATE	8-17-81
SCALE	1" = 40'
DESIGN	M.W.
DRAWN	N.A.L.
CHECK	
APPROVED	

ARVIDA CORPORATION
BAY ISLES CIVIC COMMERCIAL CENTER
ARVIDA OFFICE BUILDING SITE PLAN

DWRG. No
191-435



191-452	ARVIDA CORPORATION BAY ISLES CIVIC COMMERCIAL CENTER ARVIDA OFFICE BUILDING SITE — STORM SEWER PROFILE	DATE: 8-17-81 SCALE: HORIZ. 1"=40' VERT. 1"=4' DESIGN: M.W. DRAWN: N.A.L. CHECK: APPROVED:	1-19-82	PIPE ELEV. & SIZES (GENERAL)	RJ
			9-8-81	CHANGED LOCATION OF C.B.1	N.A.L.
			9-2-81	CHANGED PIPE STUB SIZE AT J.B.-1	N.A.L.
			DATE	DESCRIPTION	BY

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CONSULTING ENGINEERS & SURVEYORS SARASOTA FLORIDA

APPROVED BY

20+00

MATCH LINE

See Sheet No. 191-490

NOTE:

REMOVE ALL TREES WITHIN 5' OF PAVED SURFACES.

SELECTIVE CLEARING IN BALANCE OF RIGHT OF WAY.

TREE REMOVAL PERMIT REQUIRED PRIOR TO ANY CLEARING.

TREE LEGEND

- AUSTRALIAN PINE
- OAK
- PALM
- CEDAR
- SEAGRAPE
- FICUS
- PINE

20 25

10 5 0 -5 -10

18 19 20 21 22 23 24 24+50

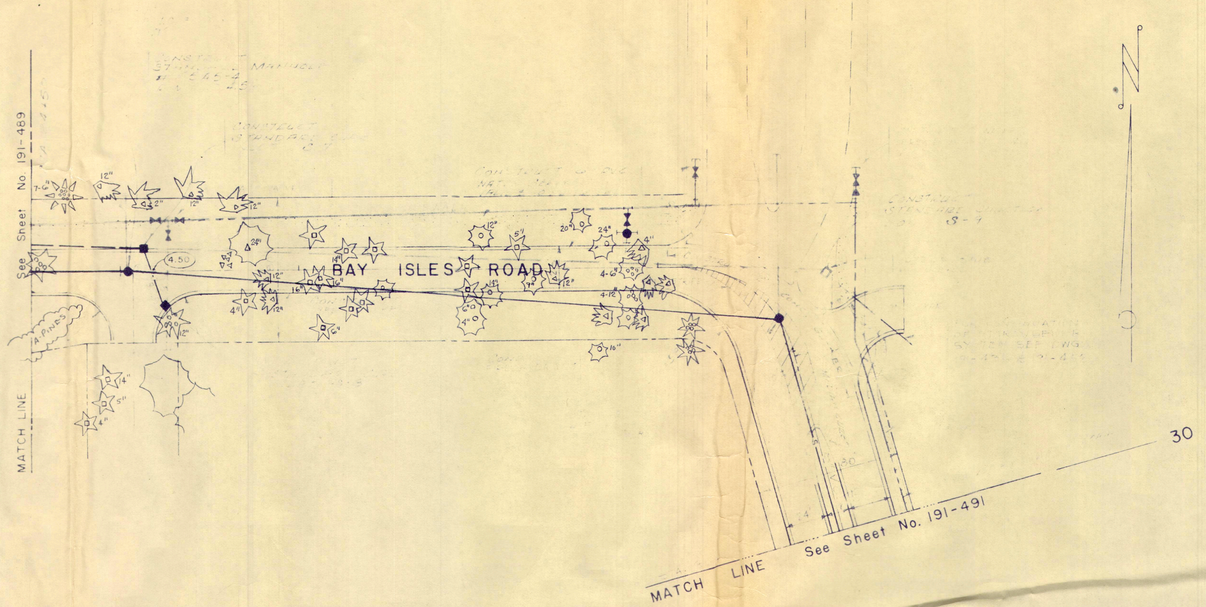
BENNETT & BISHOP

ARVIDA CORPORATION
BAY ISLES ROAD

TREE LOCATION PLAN

191-497

25



NOTE:

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TREE LEGEND

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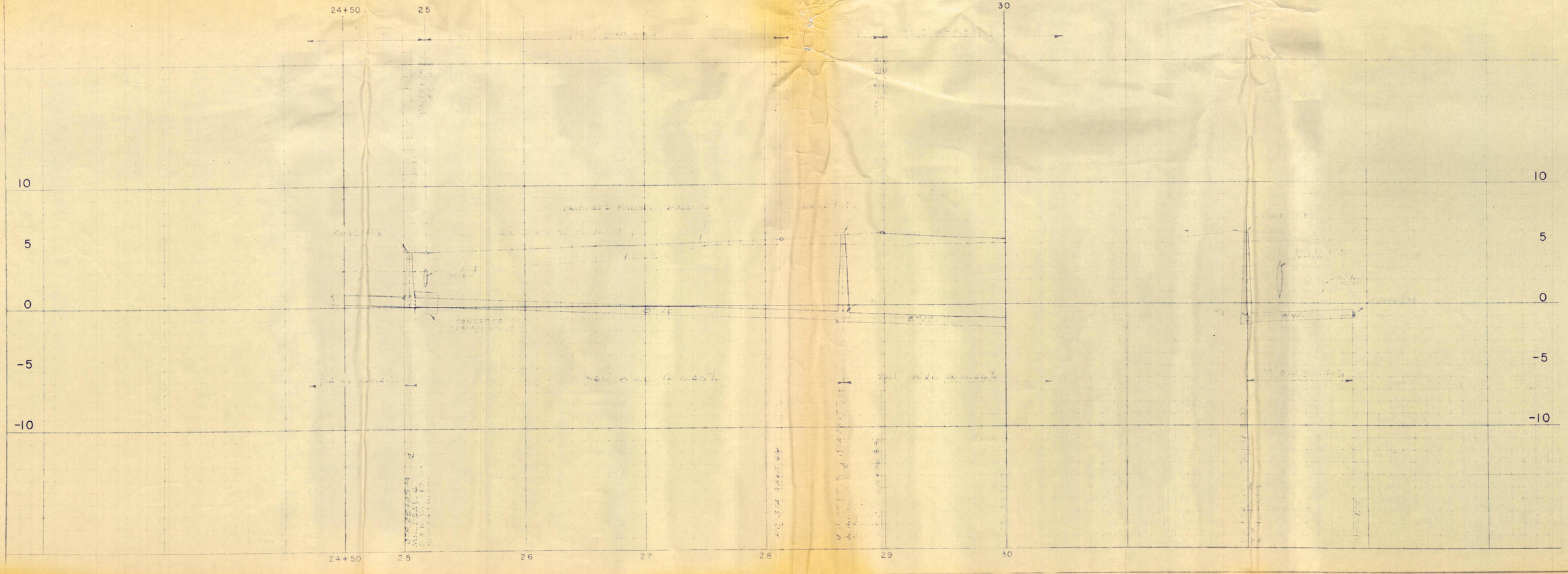
- OAK
- PALM
- CEDAR
- SEAGRAPE
- FICUS
- PINE



BENNETT & BISHOP

ARVIDA CORPORATION
BAY ISLES ROAD

TREE LOCATION PLAN

191-498