

PRELIMINARY PLAT

VISTERA OF VENICE

TOTAL SITE IS A 391 LOT RESIDENTIAL SUBDIVISION W/PRIVATE ROADS
WITHIN A PLANNED UNIT DEVELOPMENT DISTRICT (GCCF PUD)
SECTION 34, TOWNSHIP 38 SOUTH, RANGE 19 EAST

DEVELOPER:
NEAL COMMUNITIES, INC.
5800 LAKEWOOD RANCH BOULEVARD
SARASOTA, FL 34240
(941) 328-1111

ENGINEER:
AM ENGINEERING, LLC.
8340 CONSUMER COURT
SARASOTA, FLORIDA 34240
(941) 377-9178

CERTIFICATE OF AUTHORIZATION No. 33105
LICENSED BUSINESS No. 4334

SURVEYOR:
ARDURRA, INC.
4921 MEMORIAL HIGHWAY,
ONE MEMORIAL CENTER, SUITE #300
TAMPA, FL 33634
(813) 880-8881
ENGINEERING LICENSE No. 2610

LANDSCAPE ARCHITECT:
BOOTH DESIGN GROUP
146 SECOND STREET NORTH, SUITE 302
ST. PETERSBURG, FL 33701
(727) 821-5699
FLORIDA BOARD CERTIFIED No. LG-0000260

INDEX TO SHEETS

Table with columns: SHEET NO., DESCRIPTION. Rows include COVER, GENERAL NOTES, LOT DATA TABLES, AERIAL LOCATION MAP, EXISTING CONDITIONS PLAN, MASTER SITE PLAN, STRIPING & SIGNAGE DETAILS, PRELIMINARY PLAT, MASTER STORMWATER MANAGEMENT PLAN, MASTER UTILITY PLAN, CONTROL STRUCTURE DETAIL.

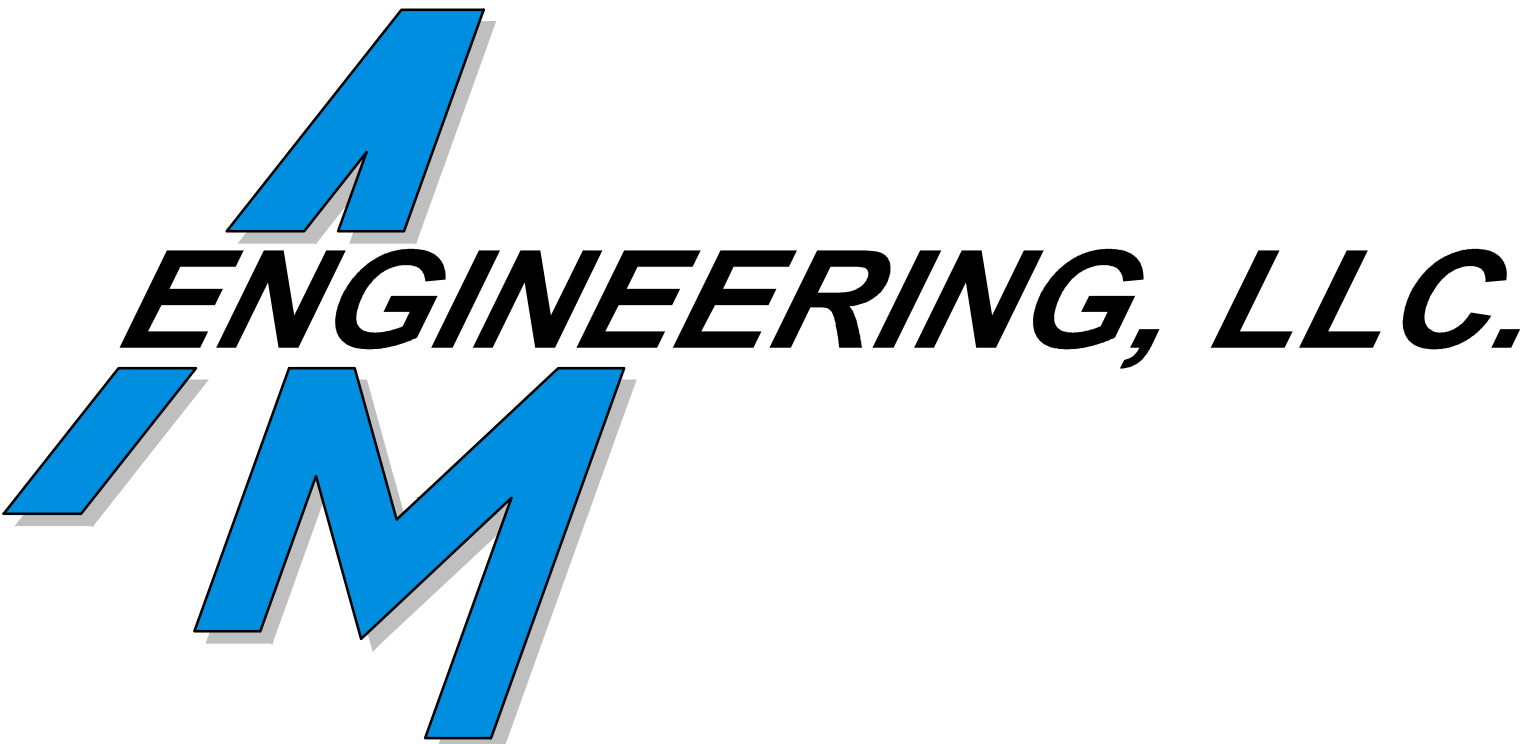
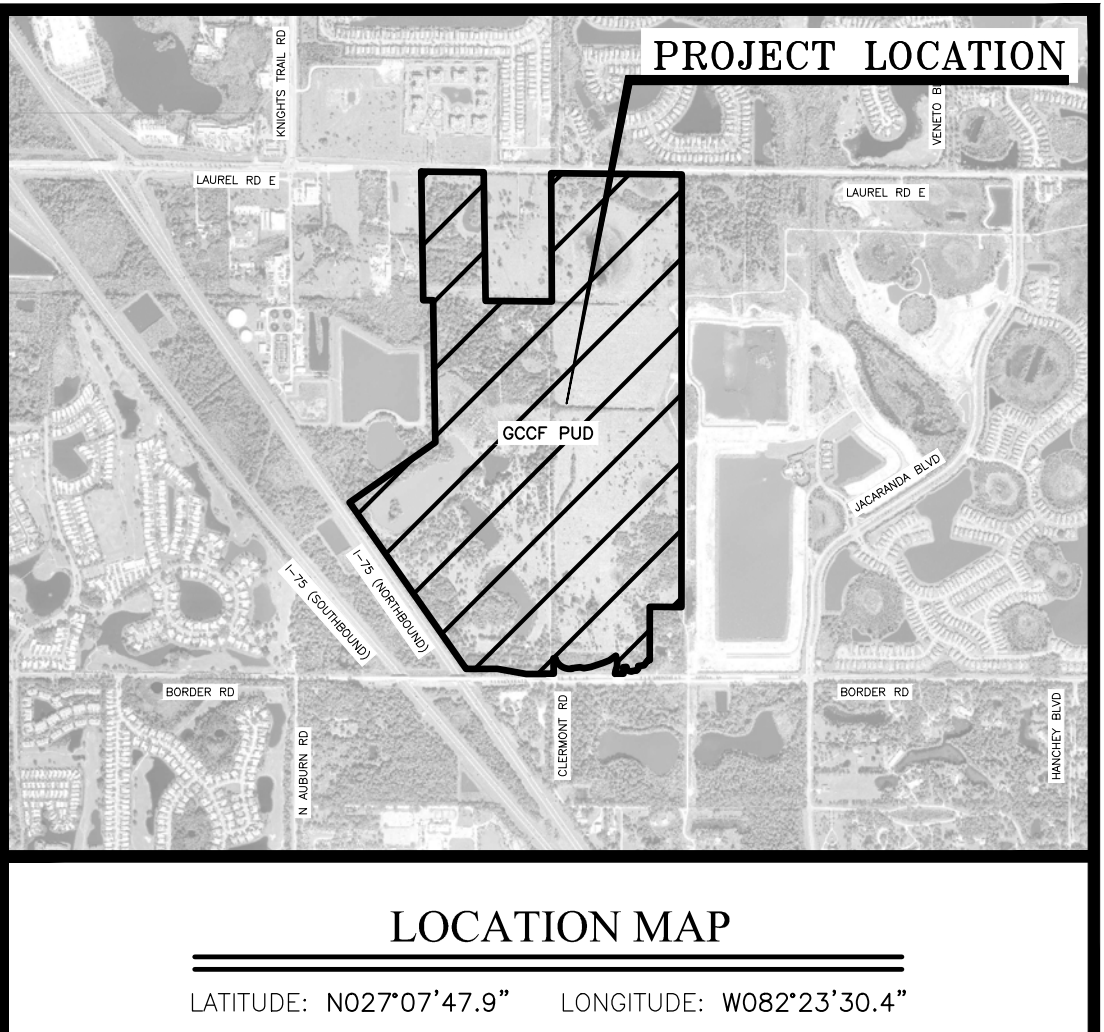


Table with columns: BY, DATE, DESCRIPTION. Revisions list dates from 4/7/21 to 02/16/22 and describe responses to city and county comments.



BOBBI R. CLAYBROOKE, PE DATE 02/24/22 FLORIDA P.E. No. 90804



GENERAL NOTES:

- 1. OWNERSHIP AND UNIFIED CONTROL STATEMENT: THE PROPOSED PROJECT IS OWNED BY BORDER ROAD INVESTMENTS, LLC
2. CHARACTER AND INTENDED USE STATEMENT: SINGLE-FAMILY, PAIRED VILLA, AND MULTIFAMILY RESIDENTIAL SUBDIVISION, WITH MEDICAL OFFICE/HOUSE OF WORSHIP/ASSISTED LIVING FACILITY
3. MAINTENANCE OF COMMON FACILITIES STATEMENT: BORDER ROAD INVESTMENTS, LLC (HOME OWNERS ASSOCIATION) IS RESPONSIBLE FOR MAINTENANCE OF THE COMMON AREAS, STORMWATER MANAGEMENT, 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 THE CITY OF VENICE AND SARASOTA COUNTY FOR OWNERSHIP AND MAINTENANCE, BASED ON THE CURRY CREEK IMPROVEMENT DISTRICT LINE.
4. EXISTING LAND USE: AGRICULTURE, GRAZING LAND SOIL CAPABILITY CLASS, VACANT LAND / 0389-00-1010
5. ZONING/PROPERTY ID: PLANNED UNIT DEVELOPMENT (PUD) / 0389-00-1010
6. FLOOD ZONE: THE SITE LIES WITHIN THE BOUNDARIES OF FLOOD ZONES "AC" (BASE FLOOD ELEVATION VARIES) AND "X" PER FIRM #121150024F AND #1211500332F, REVISED NOVEMBER 4, 2016.
7. SETBACKS: SETBACKS: REQUIRED PROVIDED
8. STORMWATER MANAGEMENT: THIS DEVELOPMENT PROVIDES A MASTER STORMWATER MANAGEMENT SYSTEM THAT IS CONSISTENT WITH CITY OF VENICE AND SWFWMD REGULATIONS.
9. REFUSE AND RECYCLABLES NOTE: REFUSE AND RECYCLABLES TO BE PICKED UP BY AN AUTHORIZED TRASH HAULER OR TAKEN TO A PRIVATE RECYCLING FACILITY.
10. UTILITY NOTES: THE SITE LIES WITHIN THE BOUNDARIES OF R/W USE AND SARASOTA COUNTY UTILITY PERMITS ARE REQUIRED.
11. UTILITY PROVIDERS: WATER: CITY OF VENICE, 200 WARFIELD AVE, VENICE, FL 34285
ELECTRICITY: FLORIDA POWER & LIGHT, 5676 S. MONTOSH RD., SARASOTA, FL 34233
TELEPHONE / CATV: COMCAST, FRUITVILLE ROAD, SARASOTA, FL 34240
TELEPHONE / CATV: FRONTIERS, 41 BYPASS S., VENICE, FL 34293
SEWER: SARASOTA COUNTY, 1001 SARASOTA CENTER BLVD, (941) 861-8780
TELEPHONE / CATV: COMCAST, FRUITVILLE ROAD, SARASOTA, FL 34240
TELEPHONE / CATV: FRONTIERS, 41 BYPASS S., VENICE, FL 34293
GAS: TECO PEOPLES GAS, 8272 WDC CT, (941) 832-8747
12. SITE CLEARING NOTES: 1. NO CLEARING WITH HEAVY EQUIPMENT, FILLING, OR PLACEMENT OF IMPROVEMENTS OR UTILITY LINES SHALL OCCUR WITHIN THE PROTECTED ROOT ZONE OF ANY CANOPY TREE TO BE SAVED.
13. CITY OF VENICE REQUIRED NOTES: 1. ALL WORK CONDUCTED IN THE CITY OF VENICE RIGHT-OF-WAY (ROW) WILL REQUIRE ISSUANCE OF A RIGHT-OF-WAY USE PERMIT.
14. VERTICAL DATUM: CONTOURS AND ELEVATIONS SHOWN ARE IN NGVD 1929 DATUM.
15. OPEN SPACE CALCULATION: HOMES: 58.42 AC
AMENITY CENTER: 2.20 AC
OUTPARCEL - EAST: 19.37 AC
OUTPARCEL - WEST: 29.05 AC
ROW: 17.55 AC
TOTAL DEVELOPMENT AREA: 126.59 AC (42%)
WETLAND PRESERVATION: 23.14 AC
WETLAND CREATION: 8.45 AC
15 FT BUFFERS (LAUREL RD): 41.86 AC
LAKES: 98.56 AC
GENERAL OPEN SPACE: 172.56 AC (58%)
TOTAL OPEN SPACE: 299.15 AC (100%)
16. LOT TRACKING/PRODUCT TRACKING CHARTS: TOTAL ALLOWED: 1,300 TYPE A (75'x128') 122
PAIRED VILAS: 122 TYPE B (40'x120') 75
SINGLE FAMILY UNITS: 122 TYPE C (50'x120') 85
TOTAL: 391 TYPE D (45'x140') 85
TYPE E (57'x135') 42
TOTAL: 391
17. CONSTRUCTION PERMITS: CITY OF VENICE TREE PERMIT, CITY OF VENICE SITE PREP, SWFWMD MASS GRADING, CITY OF VENICE CONSTRUCTION, SARASOTA COUNTY UTILITY CONSTRUCTION, SARASOTA COUNTY ROW USE, FDP WATER & WASTEWATER
ABBREVIATION LEGEND: SMA: STORMWATER MANAGEMENT AREA, FM: FORCE MAIN, RM: REUSE MAIN, WM: WATER MAIN, SS: SANITARY SEWER, C&G: CURB AND GUTTER, R/W: RIGHT OF WAY, SW: SIDEWALK, ESMT: EASEMENT, TYP: TYPICAL, BEND(V): BEND HORIZONTAL, BEND(W): BEND VERTICAL, TW: TOP OF WALL, BW: WALL AT GROUND SURFACE, HP: HIGH POINT, LP: LOW POINT, C&G: CITY OF VENICE UTILITIES, SARC: SARASOTA COUNTY, PV: PLUG VALVE

- 18. ENGINEER'S ESTIMATE OF INFRASTRUCTURE QUANTITIES: LINEAR FEET OF GRAVITY SEWER: 13,084 LF, LINEAR FEET OF POTABLE WATER MAIN: 14,534 LF, LINEAR FEET OF FORCE MAIN: 3,037 LF, LINEAR FEET OF REUSE MAIN: 5,523 LF, NUMBER OF MANHOLES: 56, NUMBER OF LIFT STATIONS: 56
19. REZONE STIPULATIONS: PER ORDINANCE NO. 2019-19
20. POND EXCAVATION: 1. THE POND EXCAVATION EXTENDS INTO THE EXISTING CLAY LAYER. THE POND BOTTOM WILL BE BACKFILLED WITH A MINIMUM OF 1 FT. OF CLEAN SAND OVER ANY EXPOSED CLAY.
21. WELL ABANDONMENT: 1. ALL EXISTING WELLS ON THE SITE SHALL BE ABANDONED BY A FLORIDA LICENSED WATER WELL CONTRACTOR IN ACCORDANCE WITH RULE 400-3.531(2), F.A.C.
LEGAL DESCRIPTION: (PROVIDED BY ARDURRA)

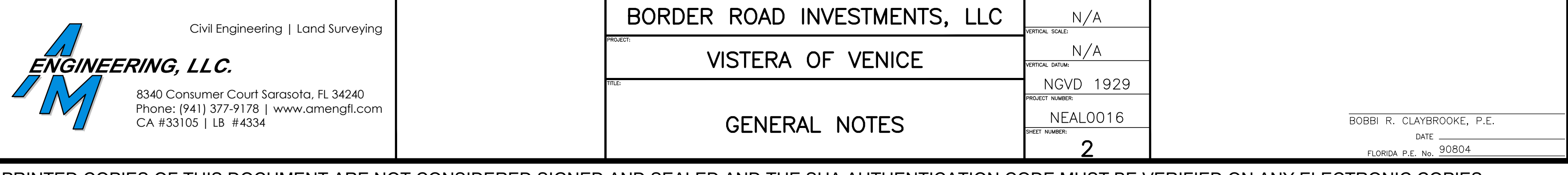
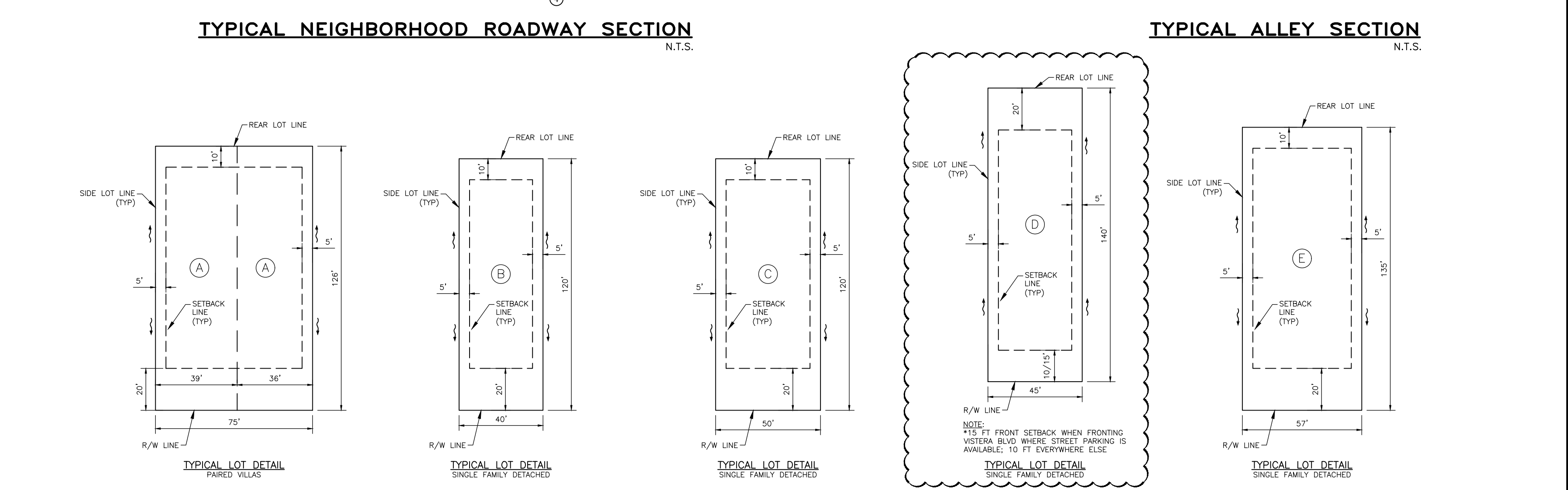
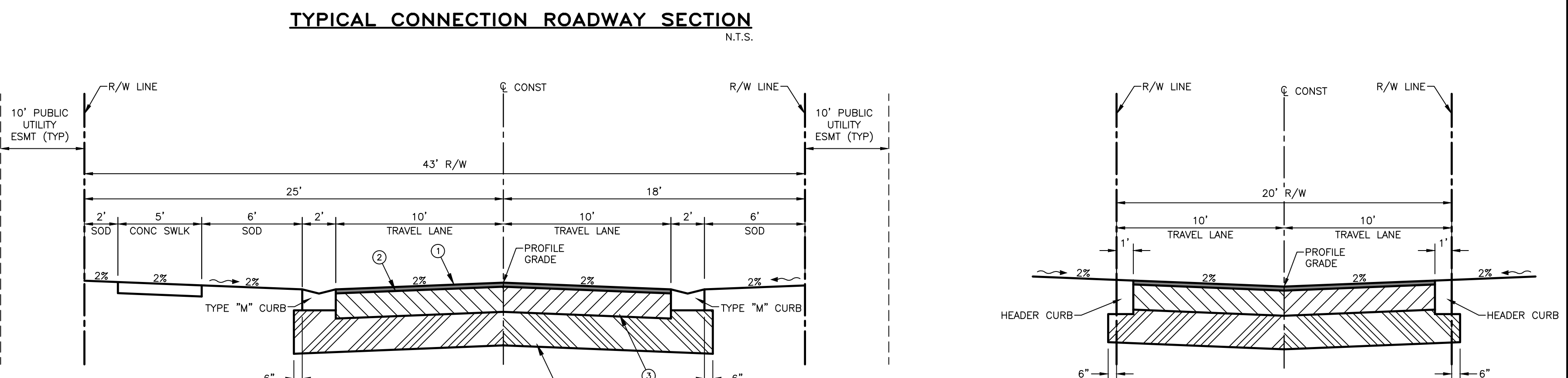
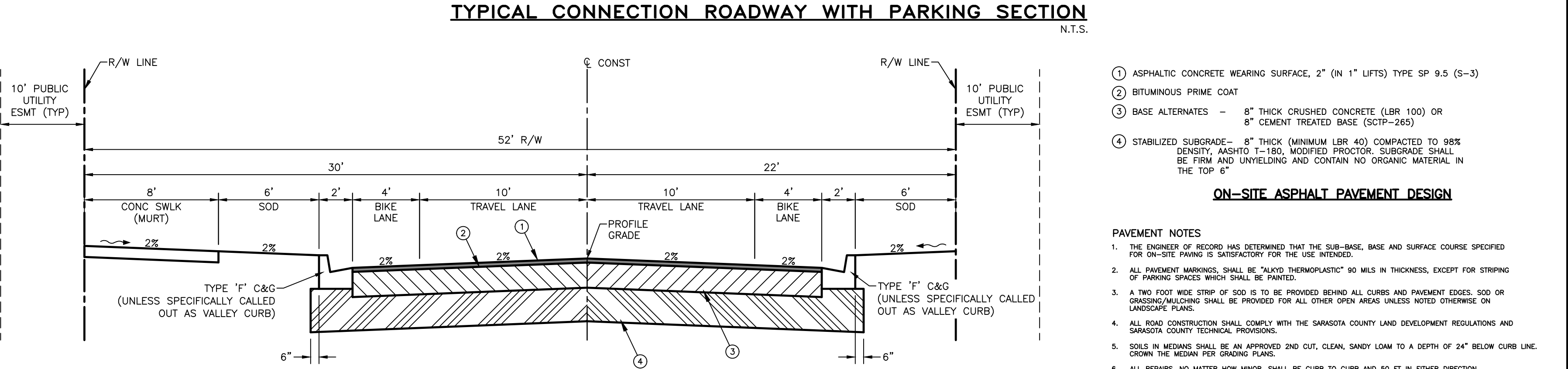
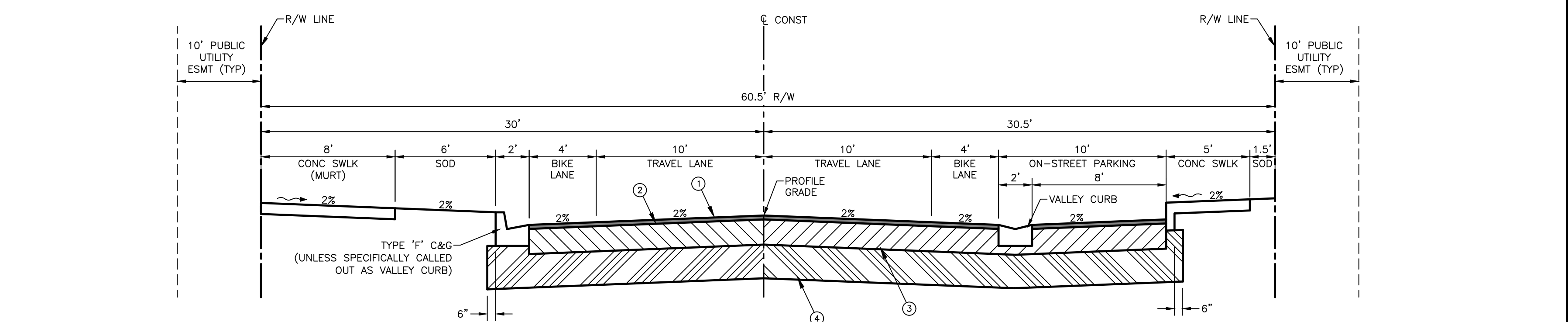


Table with columns: REV. No., REV. DATE, REVISION DESCRIPTION, BY, DATE. Includes a revision history table and a signature block for Bobbi R. Claybrooke, PE.

CALL BEFORE YOU DIG! "SUNSHINE STATE ONE-CALL CENTER" 1-800-432-4770. THE CONTRACTOR SHALL NOTIFY "SUNSHINE STATE ONE-CALL CENTER" AND ALL OTHER UTILITIES FOR LOCATION OF EXISTING FACILITIES PRIOR TO BEGINNING CONSTRUCTION. ENGINEERING, L.L.C. Civil Engineering | Land Surveying. 8340 Consumer Court Sarasota, FL 34240. Phone: (941) 377-9178 | www.amengll.com. CA #33105 | LB #4334.

BORDER ROAD INVESTMENTS, LLC. VISTERA OF VENICE. GENERAL NOTES. SHEET NUMBER: 2. PROJECT NUMBER: NEAL0016. SHEET ENGINEER: BOBBI R. CLAYBROOKE, P.E. DATE: 09/04/2022. FLORIDA P.E. NO. 98084.

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY BOBBI R. CLAYBROOKE, PE ON 02/24/2022 USING A DIGITAL SIGNATURE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SHA AUTHENTICATION CODE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.



Table with columns: Lot #, Average Width (ft), Min. Depth (ft), Area (sf), SF/PV, A/B/C/D/E. Contains lot data for lots 1-312 and 313-391. Some areas are circled in red.

Revision table with columns: No., Date, Revision Description, By.

CALL BEFORE YOU DIG!  
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1-800-432-4770  
THE CONTRACTOR SHALL NOTIFY "SUNSHINE STATE ONE-CALL CENTER" AND ALL OTHER UTILITIES FOR LOCATION OF EXISTING FACILITIES PRIOR TO BEGINNING CONSTRUCTION.  
ISSUE DATE: 04-30-21  
ISSUED BY: CD  
PRELIMINARY PLAT  
Civil Engineering | Land Surveying  
AM ENGINEERING, LLC.  
8340 Consumer Court Sarasota, FL 34240  
Phone: (941) 377-9178 | www.amengll.com  
CA #33105 | LB #4334

BORDER ROAD INVESTMENTS, LLC  
VISTERA OF VENICE  
LOT DATA TABLES

HORIZONTAL SCALE: N/A  
VERTICAL SCALE: N/A  
VERTICAL DATUM: NGVD 1929  
PROJECT NUMBER: NEAL0016  
SHEET NUMBER: 3  
DATE: 02/24/2022  
BOBBI R. CLAYBROOKE, P.E.  
FLORIDA P.E. No. 90804

© All Rights Reserved 2022. Printed on 2/16/2022 8:58:53 AM. Plot Date: 2/16/2022 8:58:53 AM. Plot Title: 2/16/2022 8:58:53 AM. Plot Path: I:\Projects\2022\Projects\216\2022\_0216\2022\_0216\2022\_0216.dwg

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LINE	BEARING	DISTANCE
L1	N89°44'34" W	385.83
L2	N89°13'33" W	304.39
L3	N89°40'37" W	189.29
L4	S00°16'17" E	2.87
L5	N89°57'39" W	85.40
L6	S00°16'17" E	160.33
L7	S89°43'28" W	20.00
L8	S81°51'50" W	84.60
L9	N74°05'54" W	39.86
L10	S79°00'00" W	73.00
L11	S73°00'13" W	128.94
L12	S87°00'08" W	73.00
L13	S89°08'28" W	84.65
L14	S89°51'20" W	84.15
L15	S00°08'04" E	30.14
L16	S84°46'18" W	33.03
L17	S82°00'08" W	48.88
L18	S07°58'58" E	16.34
L19	S82°00'08" W	62.87
L20	S89°54'34" W	63.59
L21	S89°58'08" W	19.93

NUMBER	DELTA ANGLE	ARC	CHORD	CHORD BEARING
C1	79°33'28"	180.00	202.59	N55°51'27" W
C2	3°29'38"	450.00	88.56	N1°42'05" W
C3	37°28'38"	175.00	118.33	N00°48'37" E
C4	12°33'23"	280.00	48.12	N13°09'08" E
C5	0°11'38"	500.00	45.31	S02°37'51" E
C6	89°50'09"	50.00	70.61	N83°04'49" W
C7	80°00'00"	25.00	35.36	S37°00'38" W



**LEGEND:**

- ADJOINING SUBDIVISION
- OTHER SURFACE WATER AREAS
- WETLAND AREAS

REV. No.	REV. DATE	REVISION DESCRIPTION	BY
3	06/22/20	RESPONSE TO CITY PRELIM PLAT COMMENTS	CD

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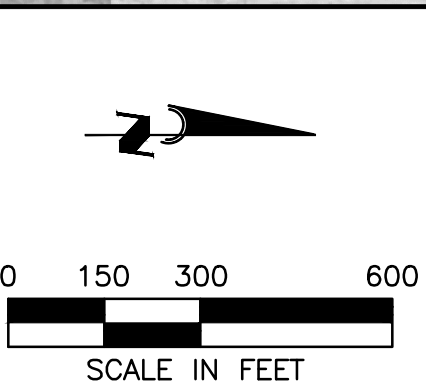
ISSUE DATE: **04-30-21** CD

**PRELIMINARY PLAT**

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**BORDER ROAD INVESTMENTS, LLC**

**VISTERA OF VENICE**

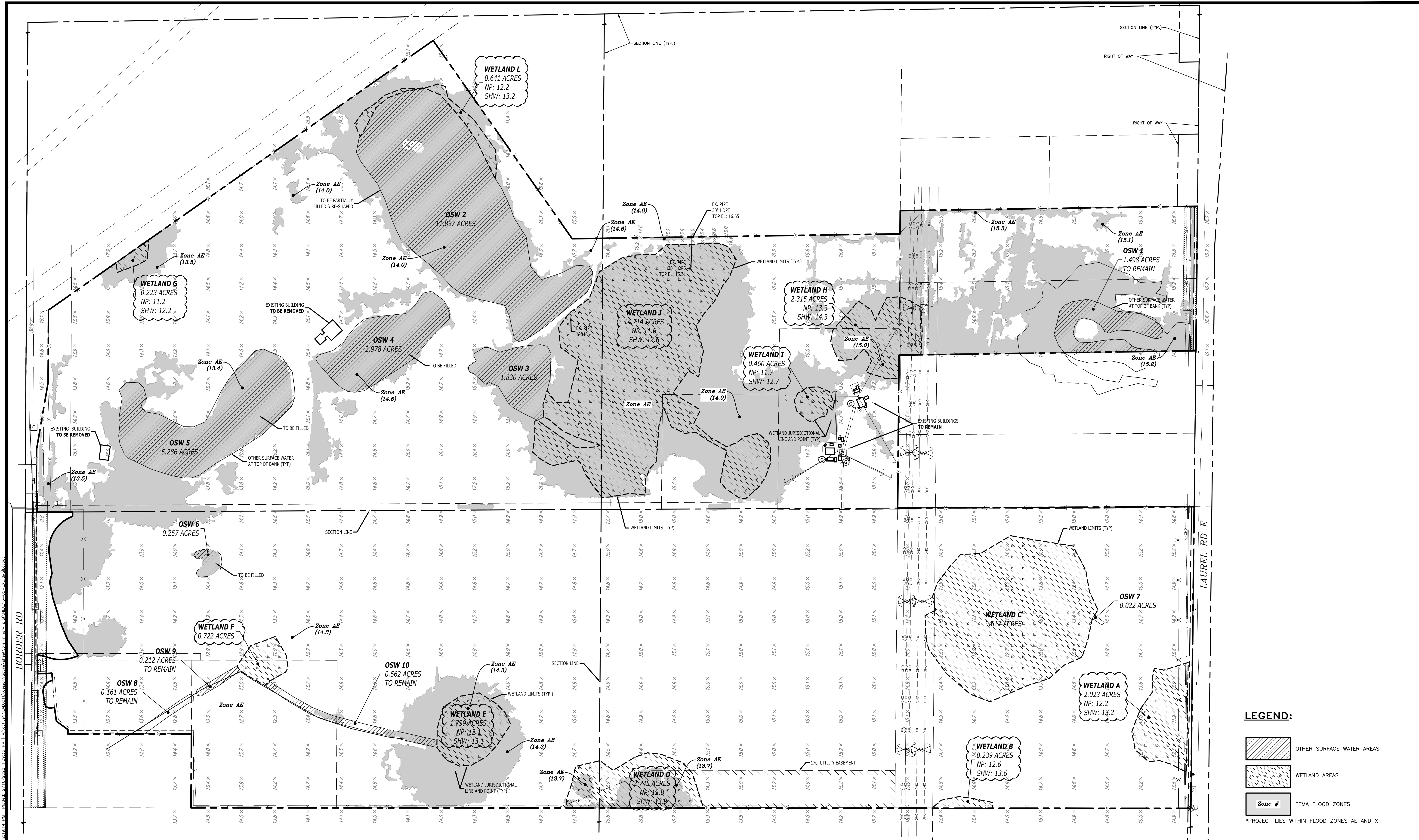
**AERIAL LOCATION MAP**

HORIZONTAL SCALE:	1" = 300'
VERTICAL SCALE:	N/A
NGVD DATUM:	NGVD 1929
PROJECT NUMBER:	NEAL0016
SHEET NUMBER:	4




PROJECT ENGINEER:

BOBBI R. CLAYBROOKE, P.E.  
 DATE: \_\_\_\_\_  
 FLORIDA P.E. No. 98084





**LEGEND:**

-  OTHER SURFACE WATER AREAS
-  WETLAND AREAS
-  FEMA FLOOD ZONES

\*PROJECT LIES WITHIN FLOOD ZONES AE AND X

REV. No.	REV. DATE	REVISION DESCRIPTION	BY	REV. No.	REV. DATE	REVISION DESCRIPTION	BY
3	06/22/20	RESPONSE TO CITY PRELIM PLAT COMMENTS	CD				

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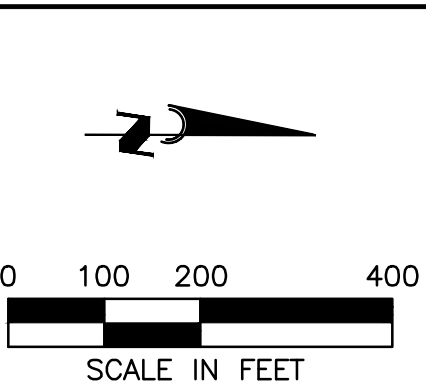
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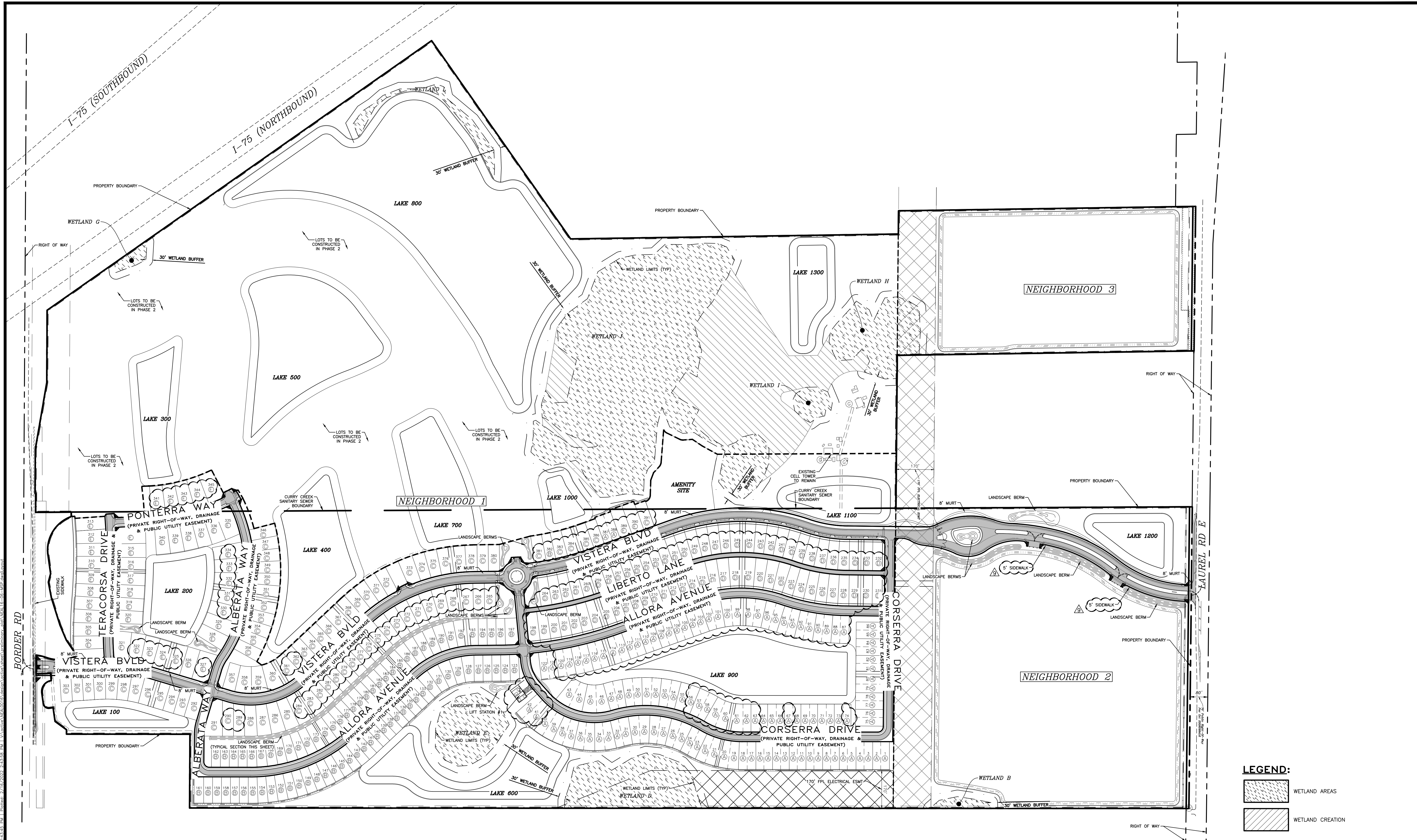
**EXISTING CONDITIONS PLAN**

HORIZONTAL SCALE:	1"=200'
VERTICAL SCALE:	N/A
VERTICAL DATUM:	NGVD 1929
PROJECT NUMBER:	NEAL0016
SHEET NUMBER:	5

PROJECT ENGINEER:

BOBBI R. CLAYBROOKE, P.E.  
 DATE: \_\_\_\_\_  
 FLORIDA P.E. No. 90804





REV. No.	REV. DATE	REVISION DESCRIPTION	BY	REV. No.	REV. DATE	REVISION DESCRIPTION	BY
9	01/18/22	CHANGES PER CDV COMMENTS	CD				
4	10/21/21	CHANGES PER COUNTY AND CITY COMMENTS	CD				
3	06/22/20	RESPONSE TO CITY PRELIM PLAT COMMENTS	CD				

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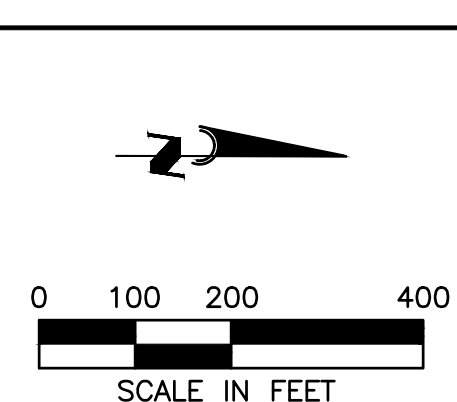
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**VISTERRA OF VENICE**

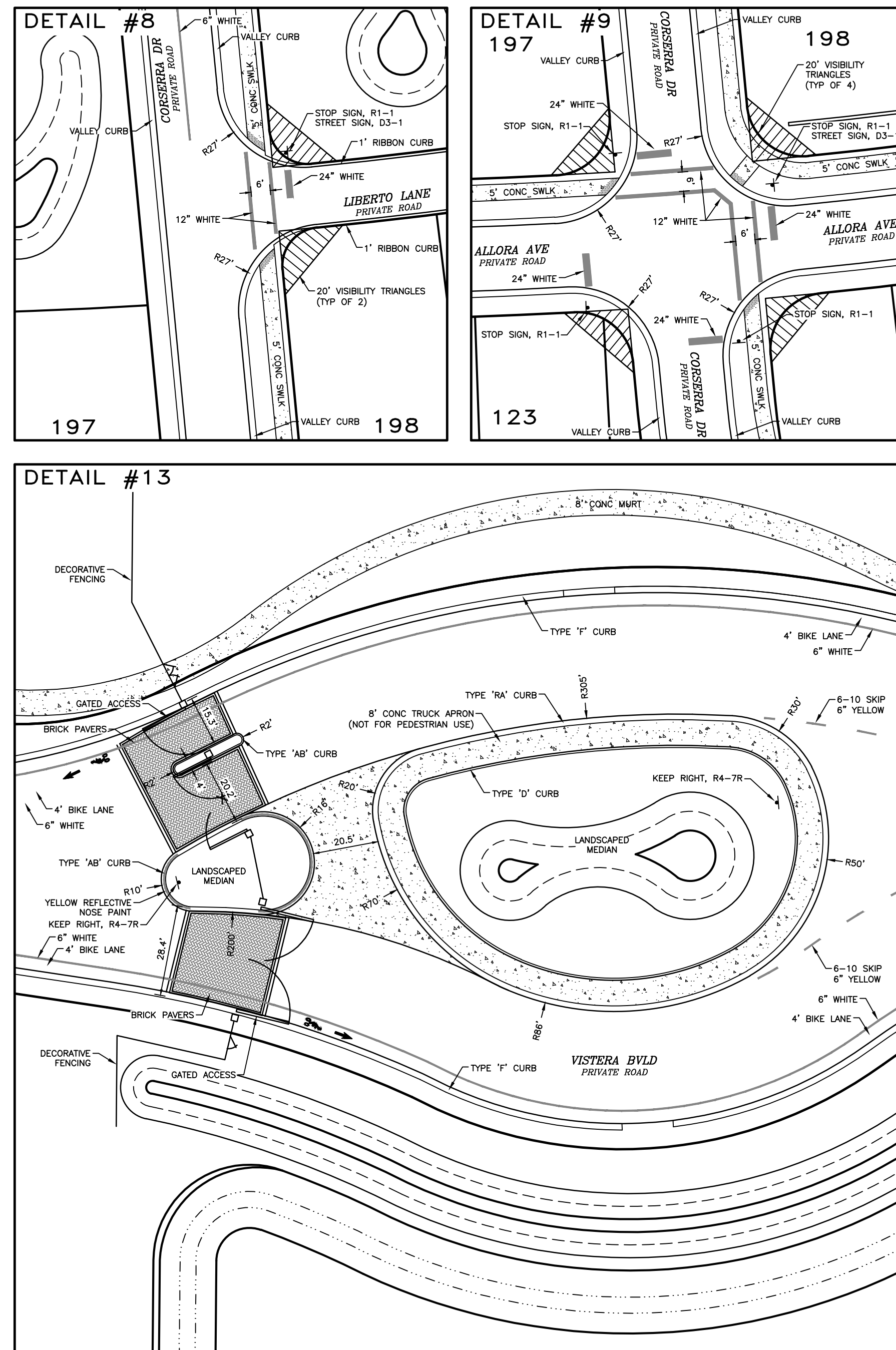
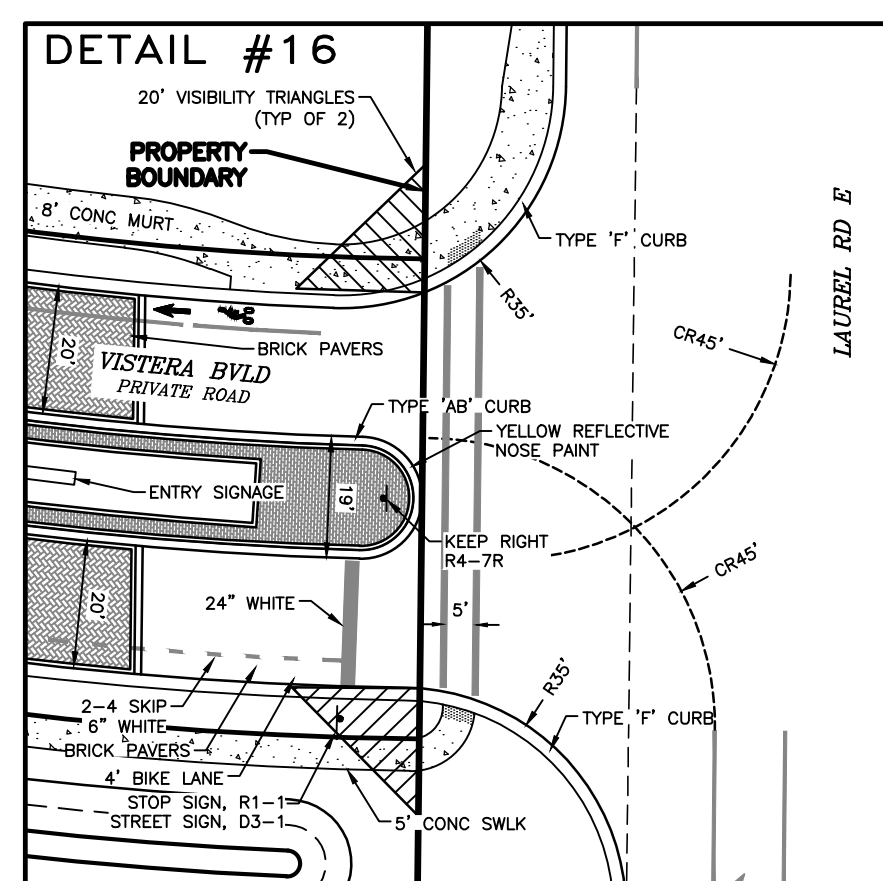
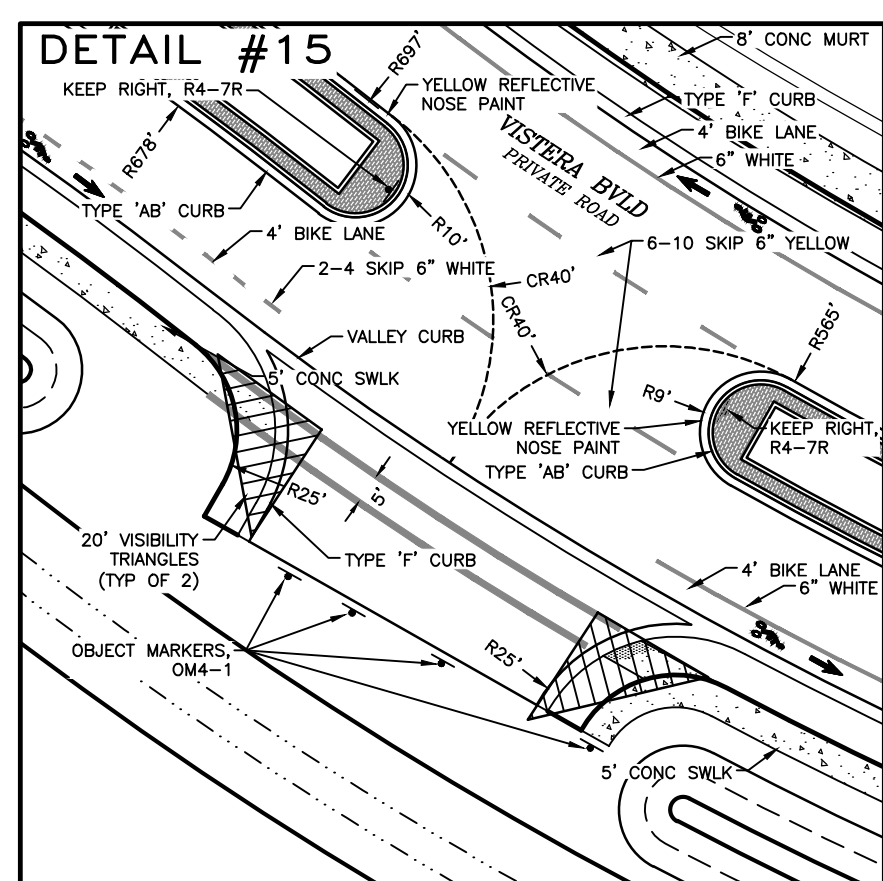
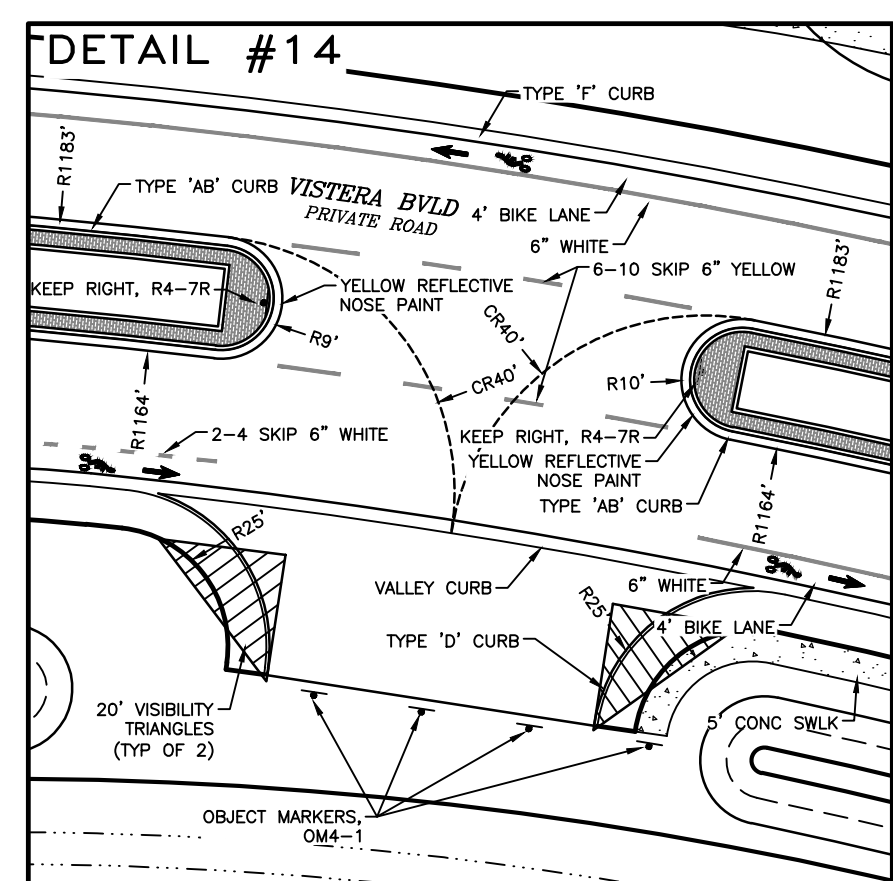
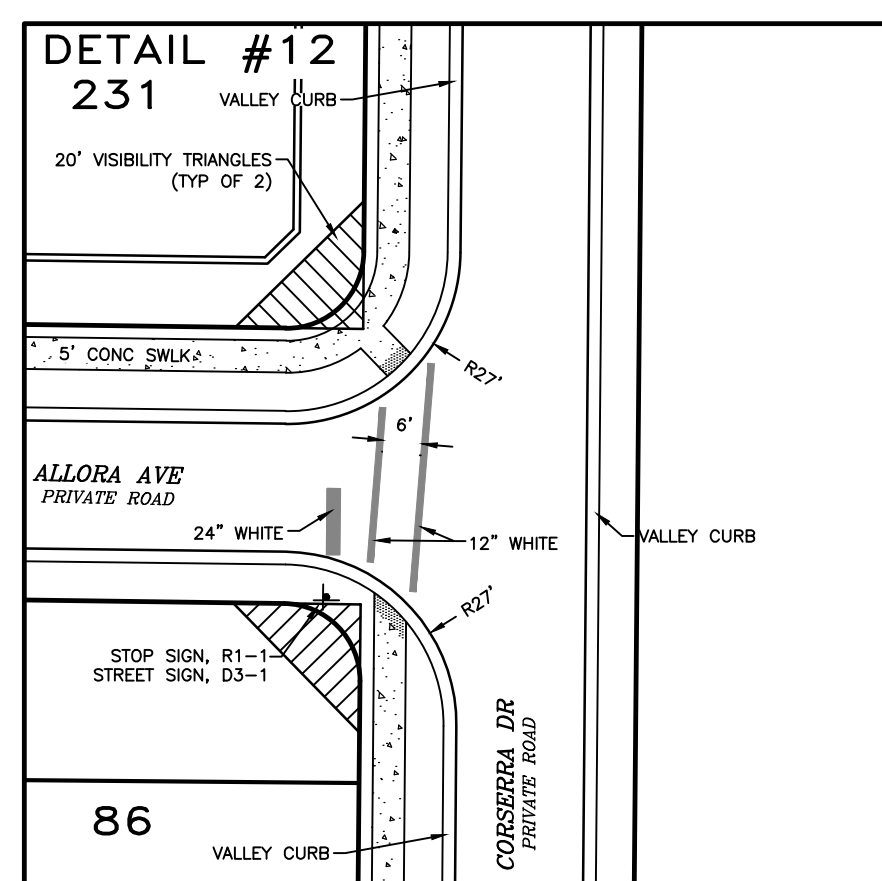
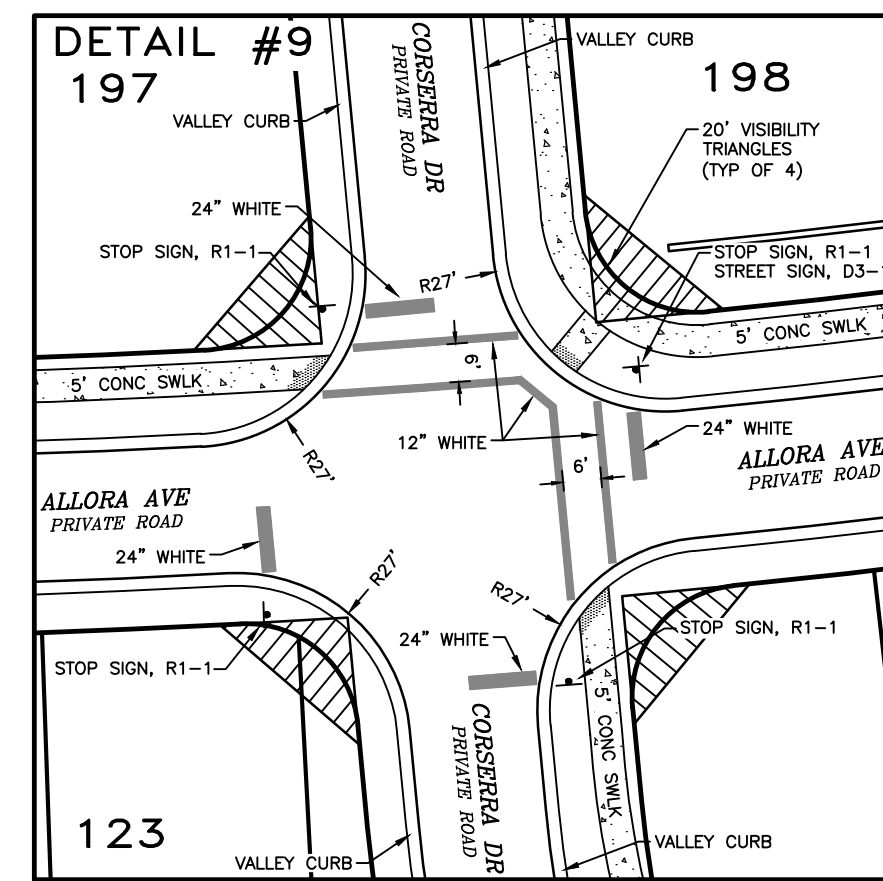
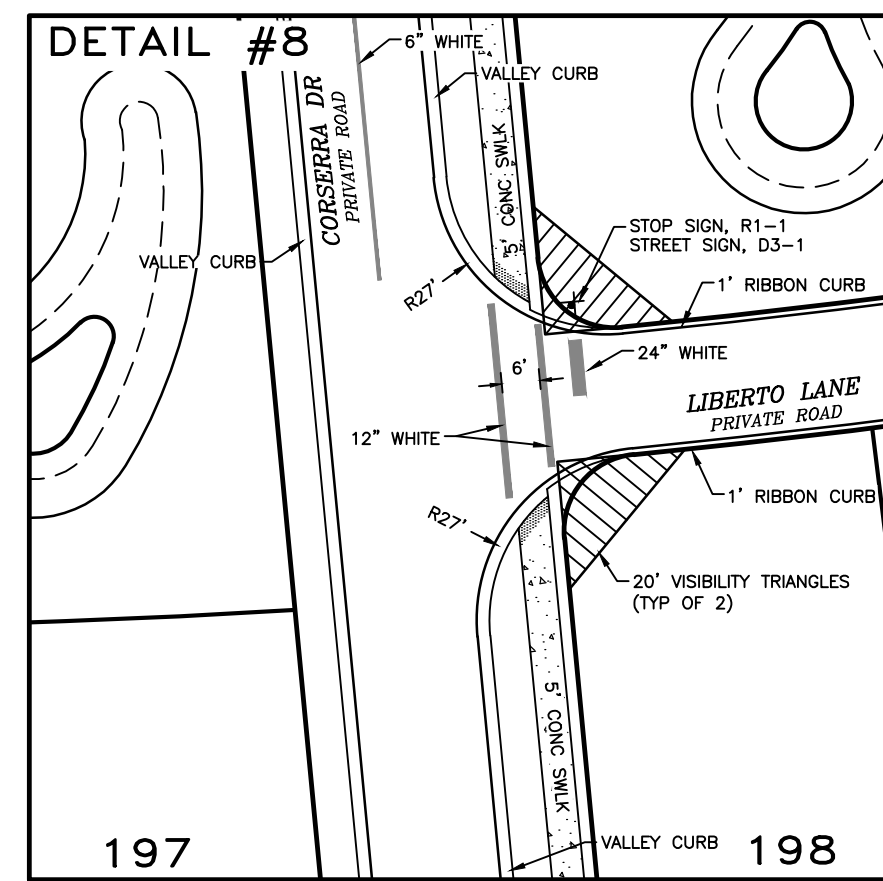
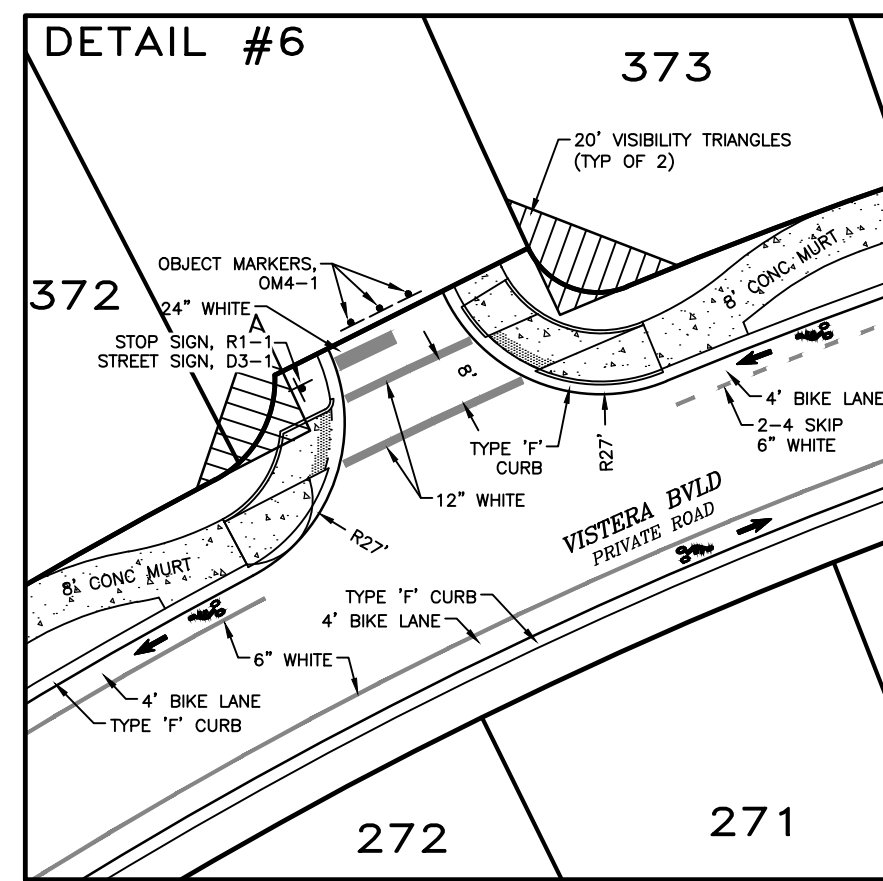
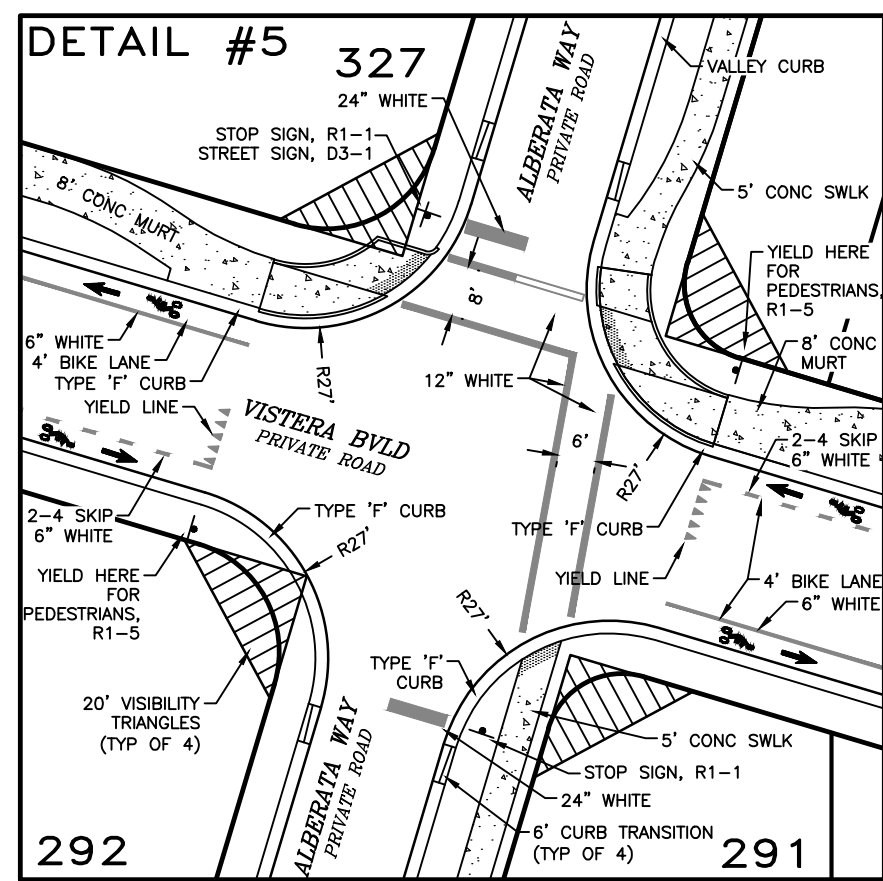
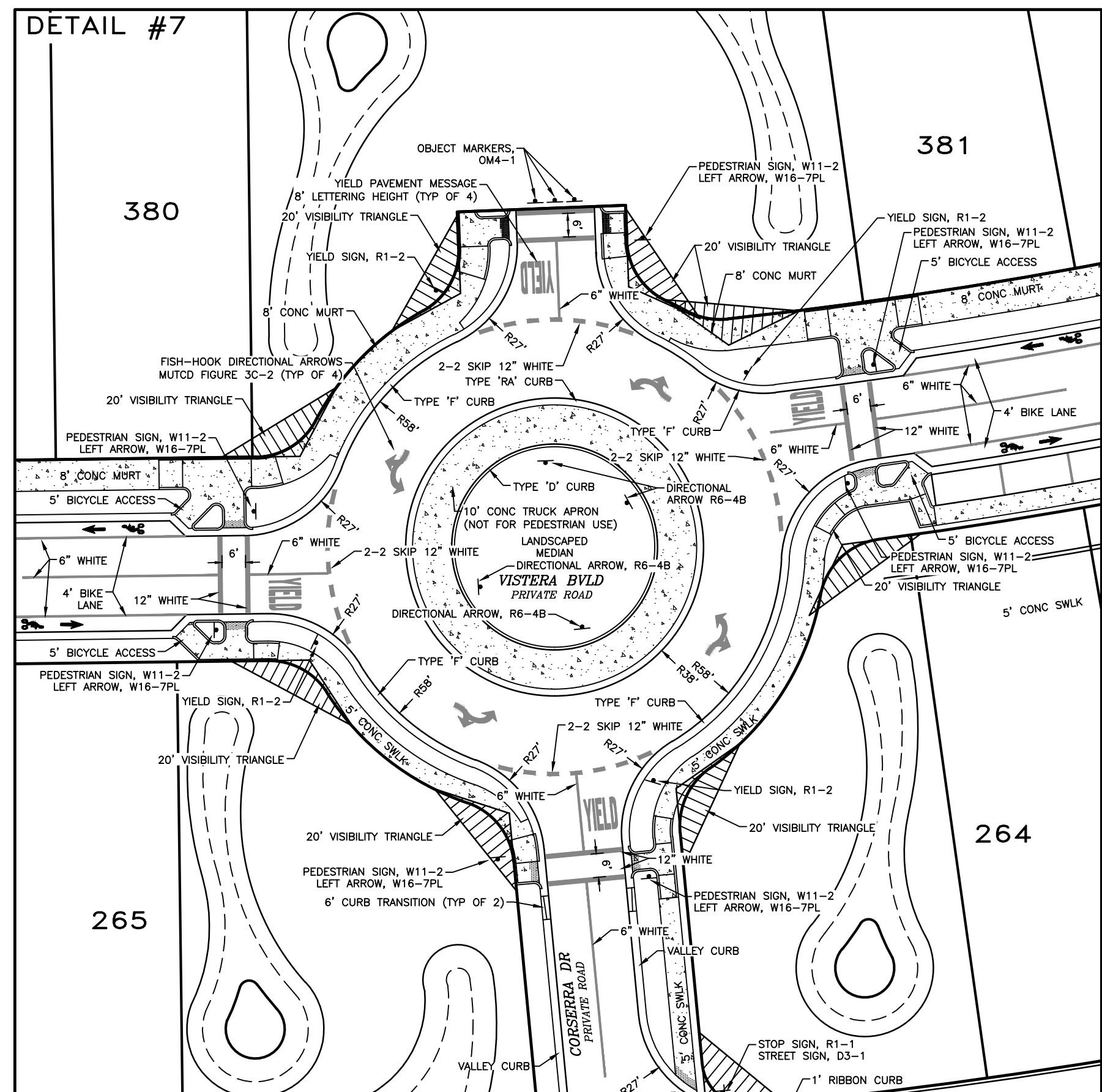
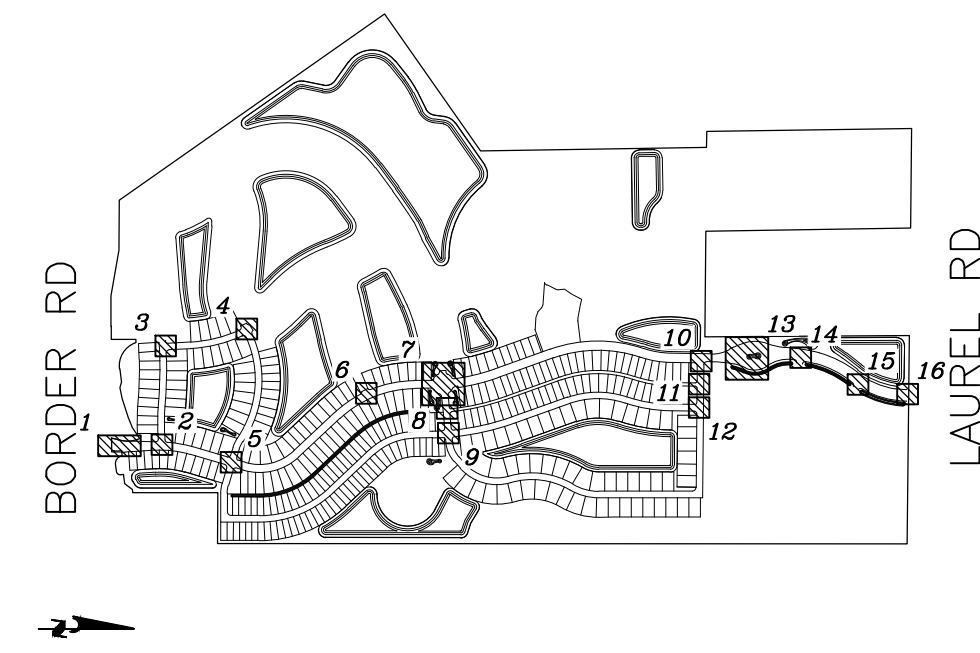
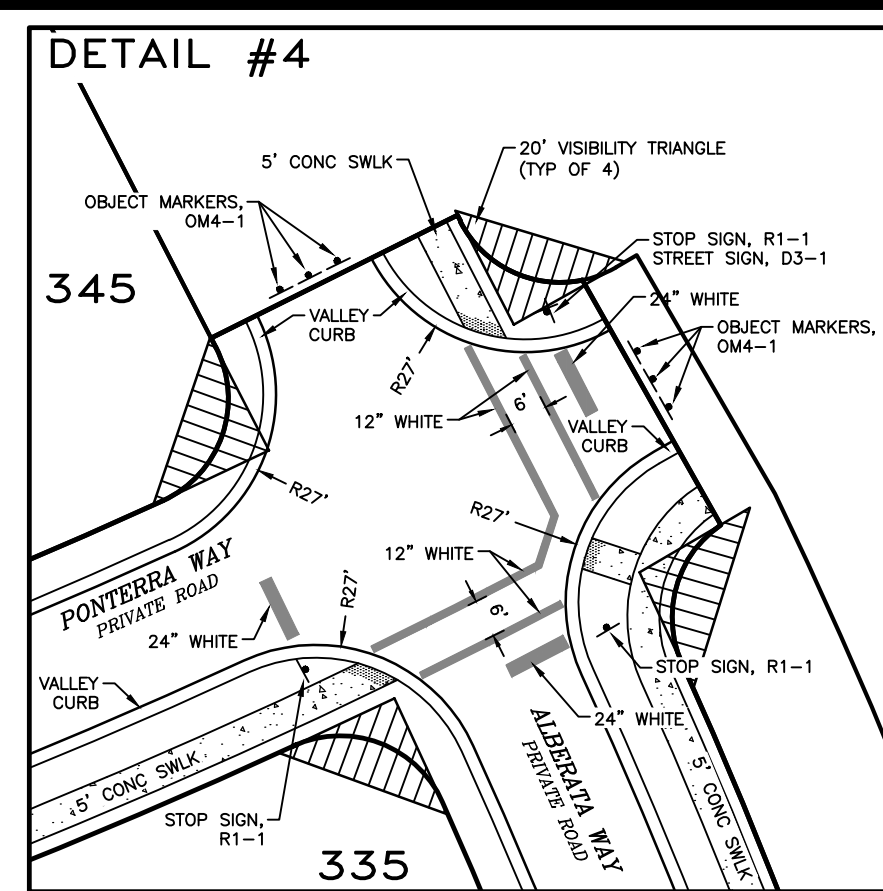
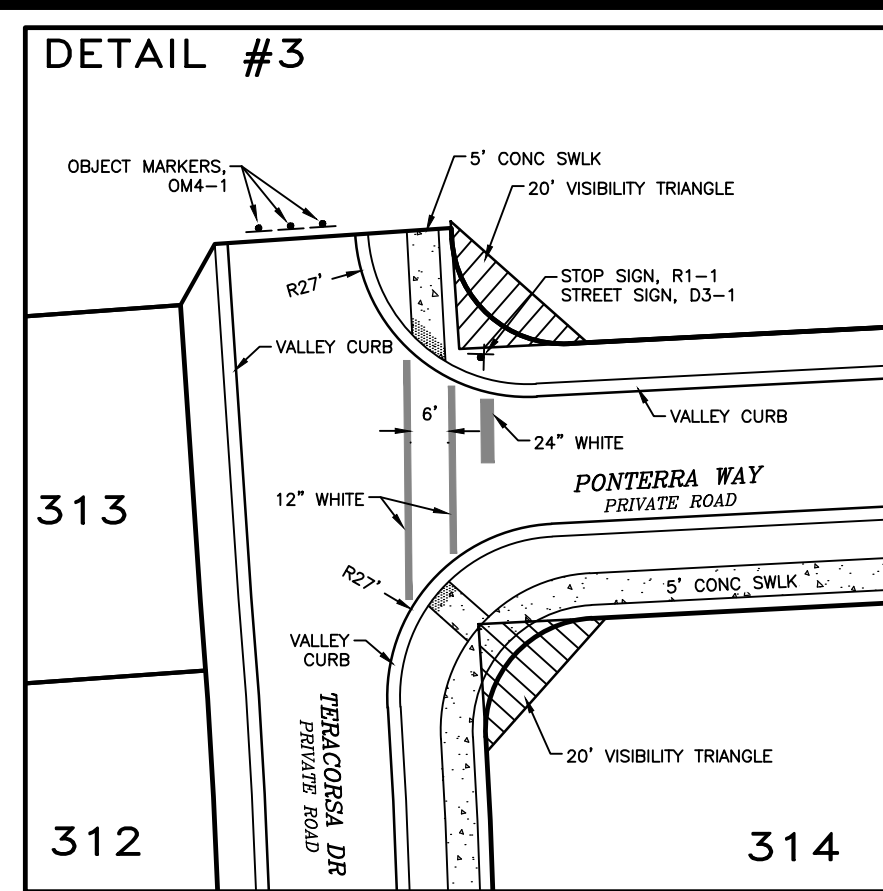
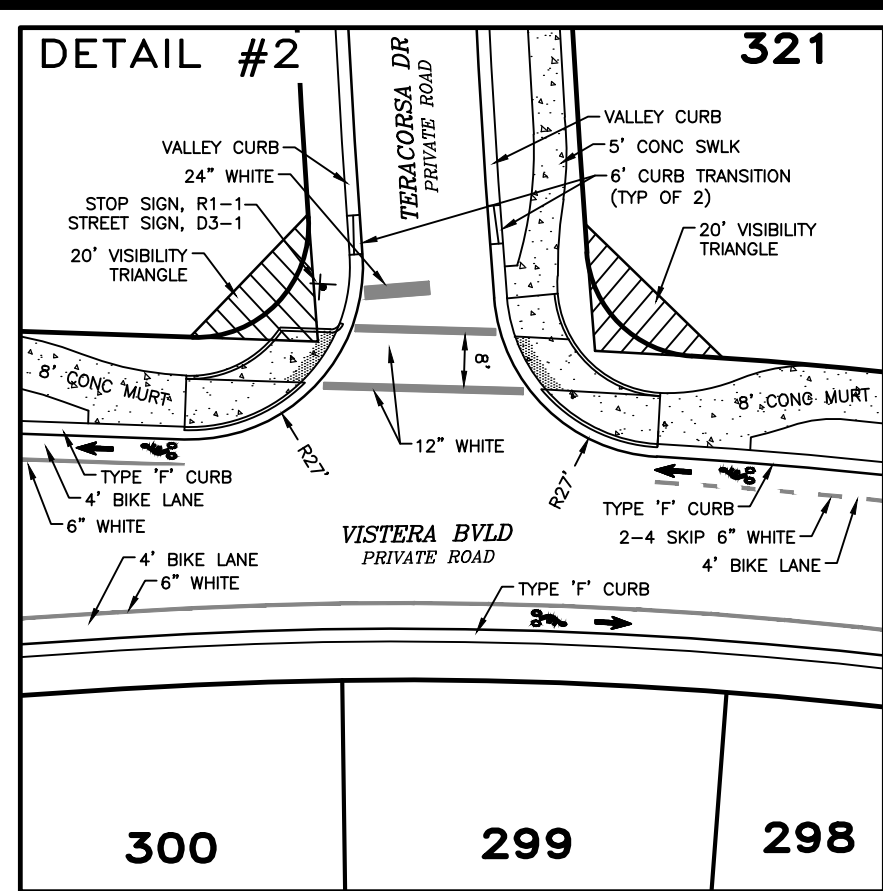
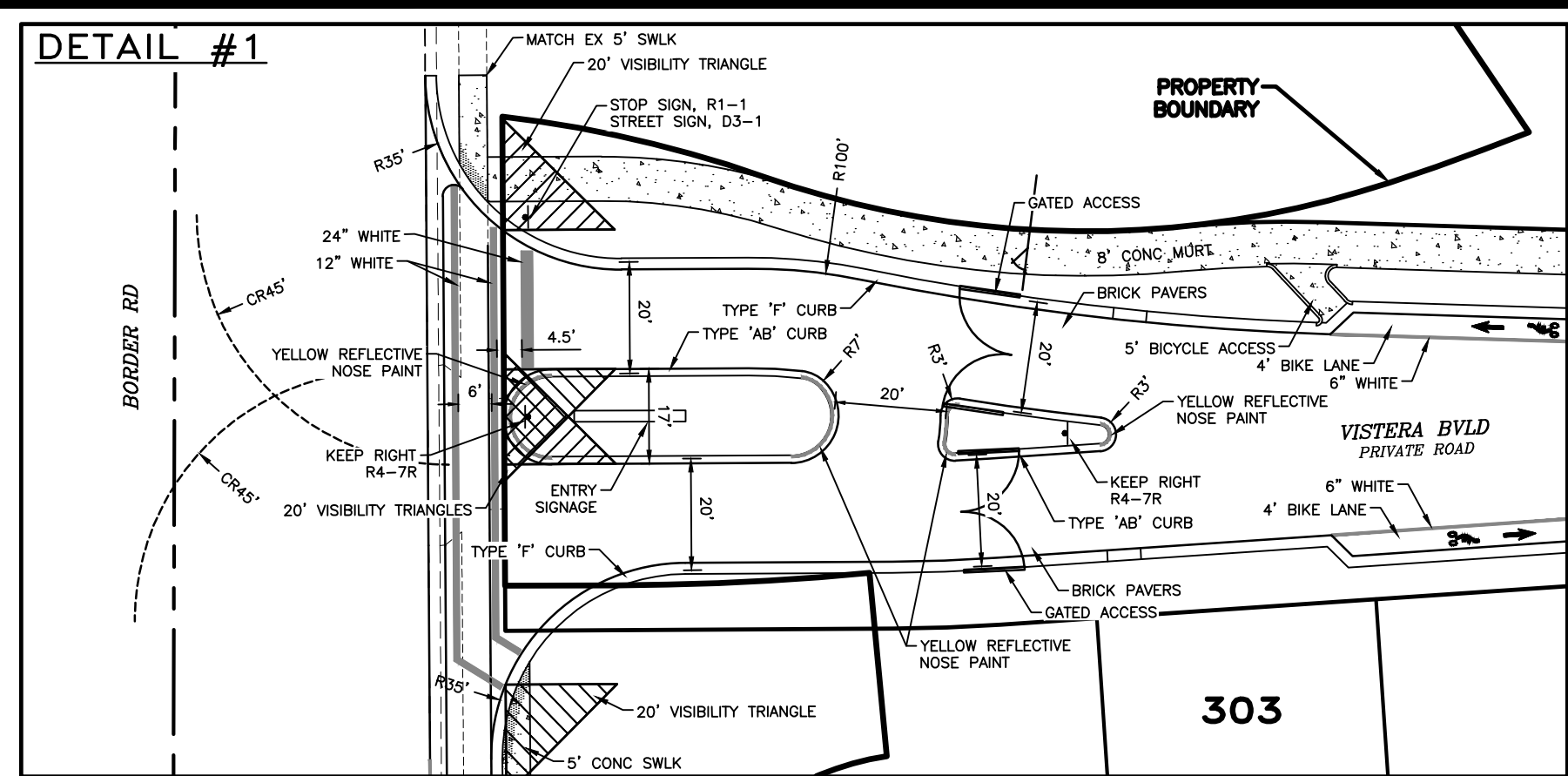
**MASTER SITE PLAN**

HORIZONTAL SCALE:	1"=200'
VERTICAL SCALE:	N/A
VERTICAL DATUM:	NGVD 1929
PROJECT NUMBER:	NEAL0016
SHEET NUMBER:	6

PROJECT ENGINEER:

BOBBI R. CLAYBROOKE, P.E.  
 DATE: \_\_\_\_\_  
 FLORIDA P.E. No. 90804





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04-30-21

**CONSTRUCTION PLANS**

Civil Engineering | Land Surveying

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 CA #33105 | LB #4334

BORDER ROAD INVESTMENTS, LLC

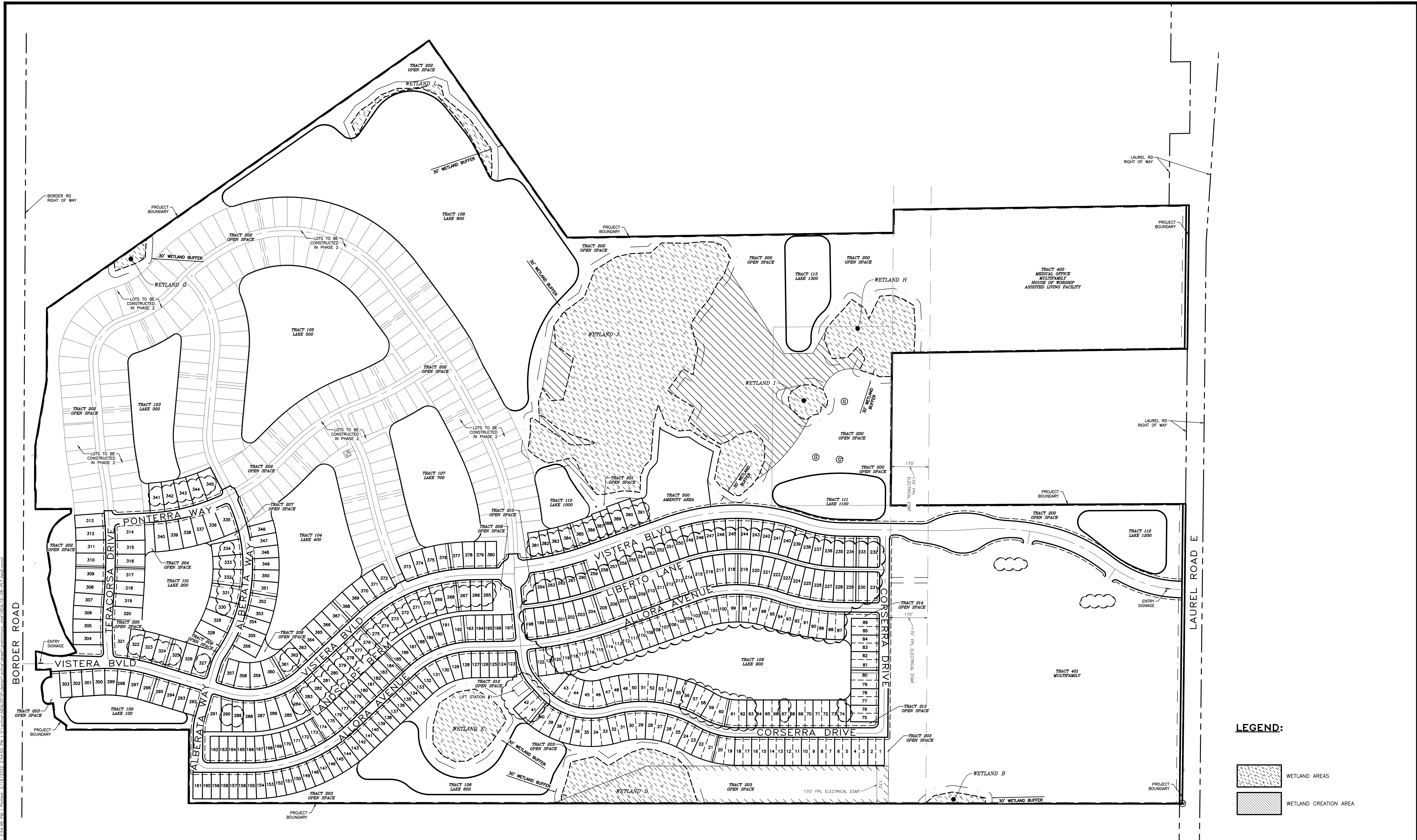
VISTERA OF VENICE

**MASTER SIGNAGE, STRIPING AND SIDEWALK PLAN**

HORIZONTAL SCALE:	1" = 30'
VERTICAL SCALE:	N/A
VERTICAL DATUM:	NGVD 1929
PROJECT NUMBER:	NEAL0016
SHEET NUMBER:	7

REV. NO.	REV. DATE	REVISION DESCRIPTION	BY
4	10/21/21	CHANGES PER COUNTY AND CITY COMMENTS	CD
3	06/22/20	RESPONSE TO CITY PRELIM PLAT COMMENTS	CD





**LEGEND:**

- [Hatched pattern] WETLAND AREAS
- [Solid grey pattern] WETLAND CREATION AREA

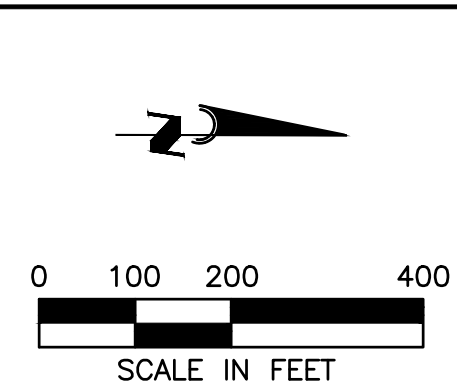
REV. No.	REV. DATE	REVISION DESCRIPTION	BY
4	10/21/21	CHANGES PER COUNTY AND CITY COMMENTS	CD
3	06/22/20	RESPONSE TO CITY PRELIM PLAT COMMENTS	CD

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 ISSUE DATE: 04-30-21  
 ISSUE BY: CD  
**PRELIMINARY PLAT**

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**BORDER ROAD INVESTMENTS, LLC**

VISTERRA OF VENICE

**PRELIMINARY PLAT**

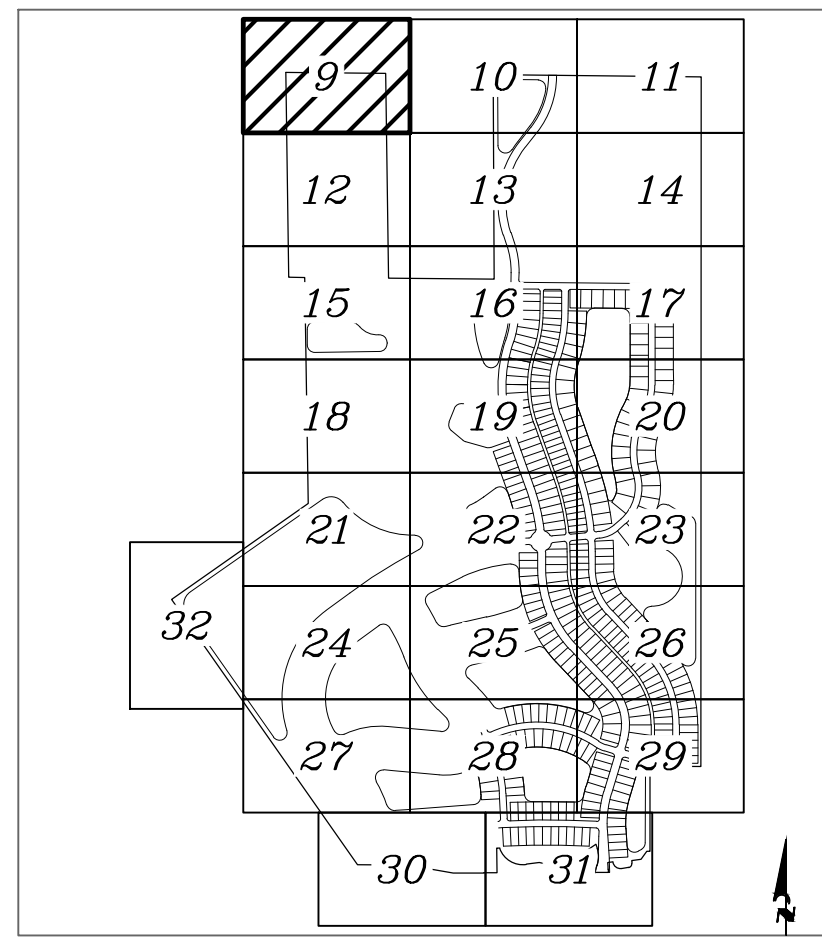
HORIZONTAL SCALE: 1"=200'  
 VERTICAL SCALE: N/A  
 VERTICAL DATUM: NGVD 1929  
 PROJECT NUMBER: NEAL0016  
 SHEET NUMBER: 8

PROJECT ENGINEER:

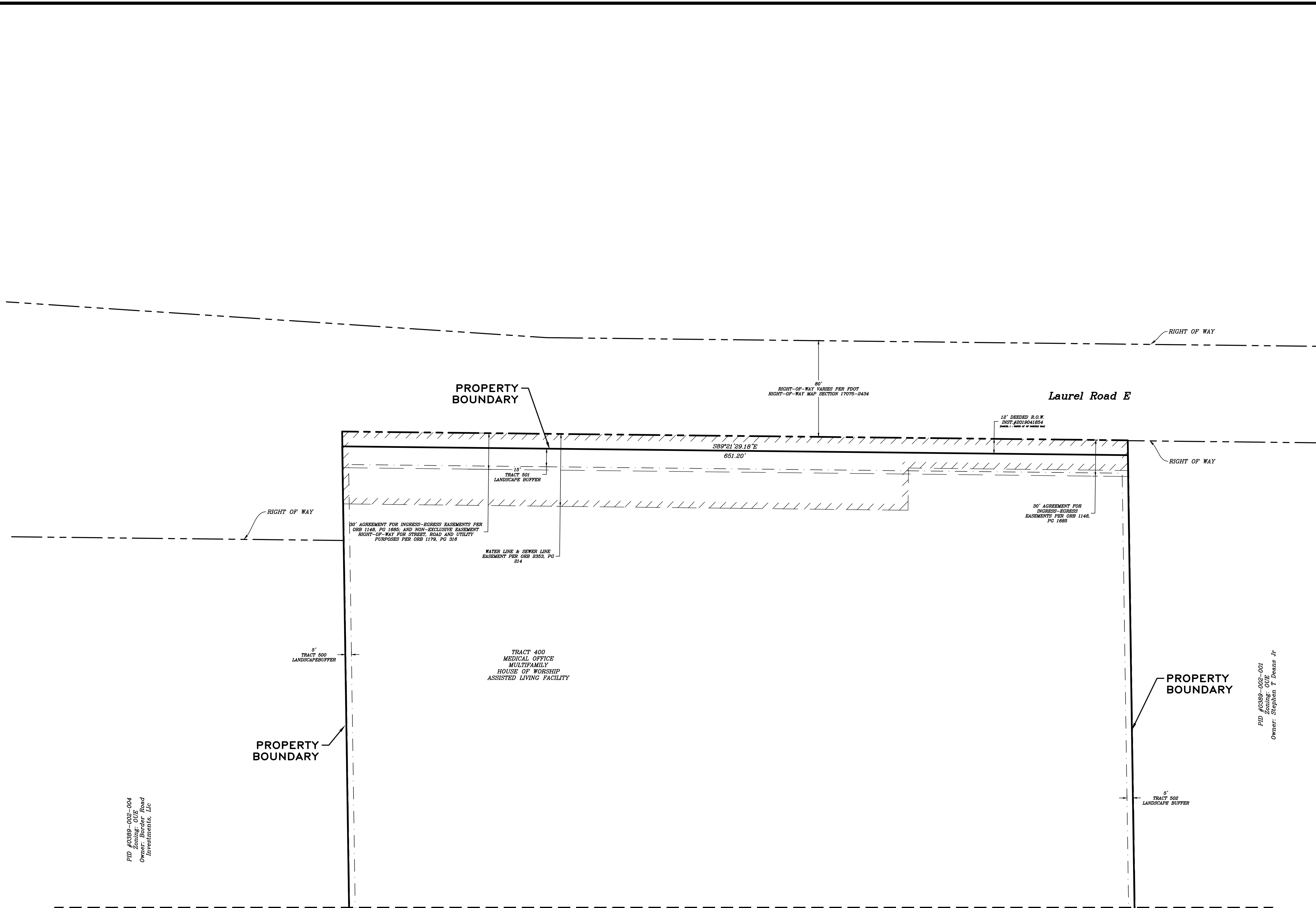
BOBBI R. CLAYBROOKE, P.E.  
 DATE: 02/24/2022  
 FLORIDA P.E. No. 90804

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY BOBBI R. CLAYBROOKE, PE ON 02/24/2022 USING A DIGITAL SIGNATURE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SHA AUTHENTICATION CODE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

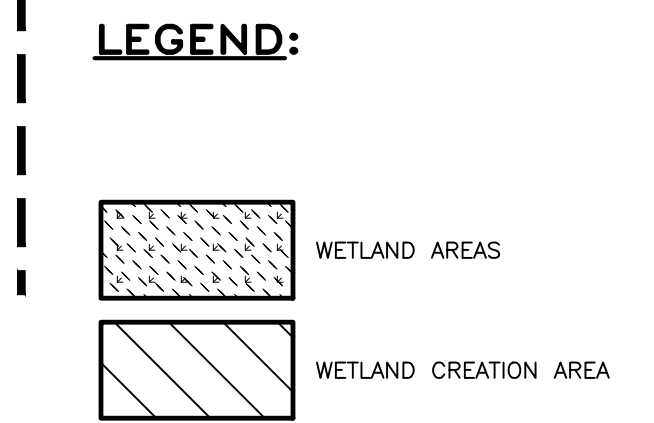




KEY MAP



MATCH LINE SEE SHEET 10



Civil Engineering | Land Surveying  
 PID #0389-002-004  
 Zoning: O1B  
 Owner: Border Road Investments, LLC

REV. No.	REV. DATE	REVISION DESCRIPTION	BY

CALL BEFORE YOU DIG!  
 "SUNSHINE STATE ONE-CALL CENTER"  
 1-800-432-4770  
 THE CONTRACTOR SHALL NOTIFY "SUNSHINE STATE ONE-CALL CENTER" AND ALL OTHER UTILITIES FOR LOCATION OF EXISTING FACILITIES PRIOR TO BEGINNING CONSTRUCTION.

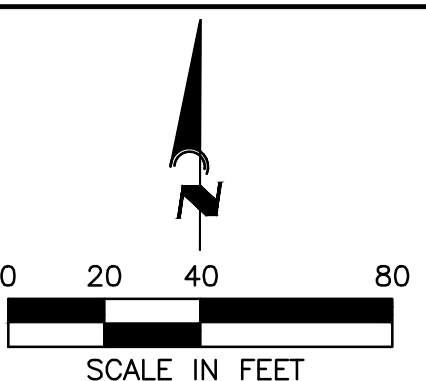
ISSUE DATE: **04-30-21**    ISSUED BY: **CD**

**PRELIMINARY PLAT**

**AM ENGINEERING, LLC.**

Civil Engineering | Land Surveying

8340 Consumer Court Sarasota, FL 34240  
 Phone: (941) 377-9178 | www.amengfl.com  
 CA #33105 | LB #4334



**BORDER ROAD INVESTMENTS, LLC**

**VISTERA OF VENICE**

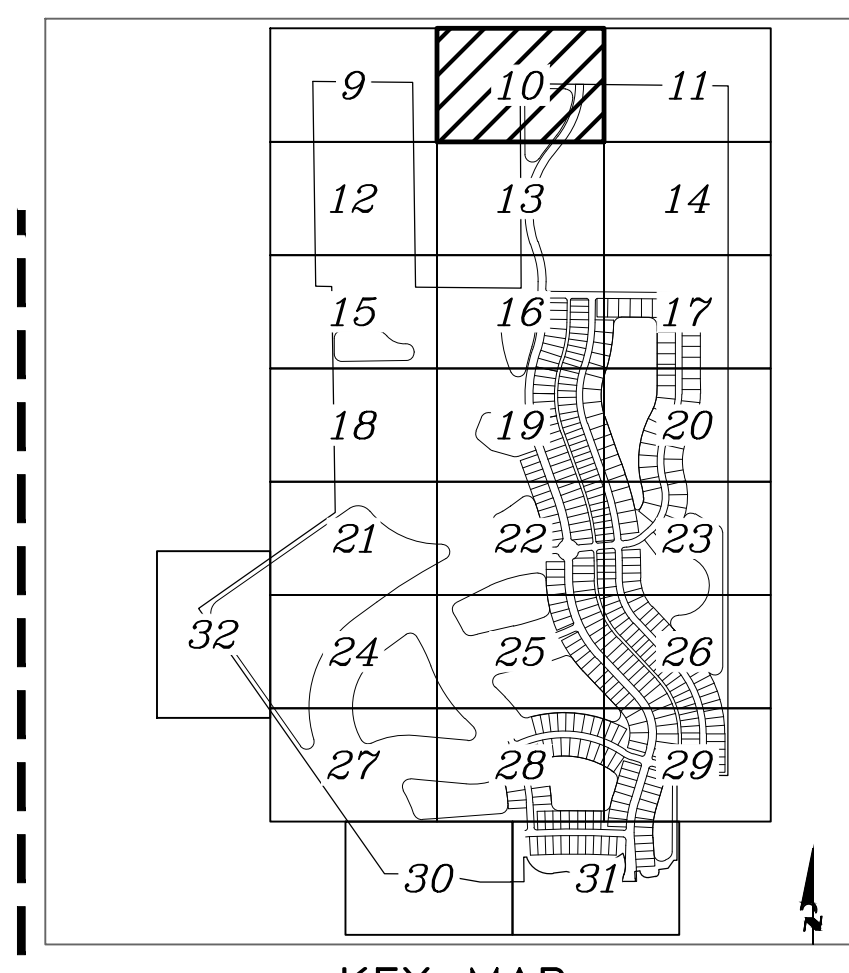
**PRELIMINARY PLAT**

HORIZONTAL SCALE:	1" = 40'
VERTICAL SCALE:	N/A
VERTICAL DATUM:	NGVD 1929
PROJECT NUMBER:	NEAL0016
SHEET NUMBER:	9

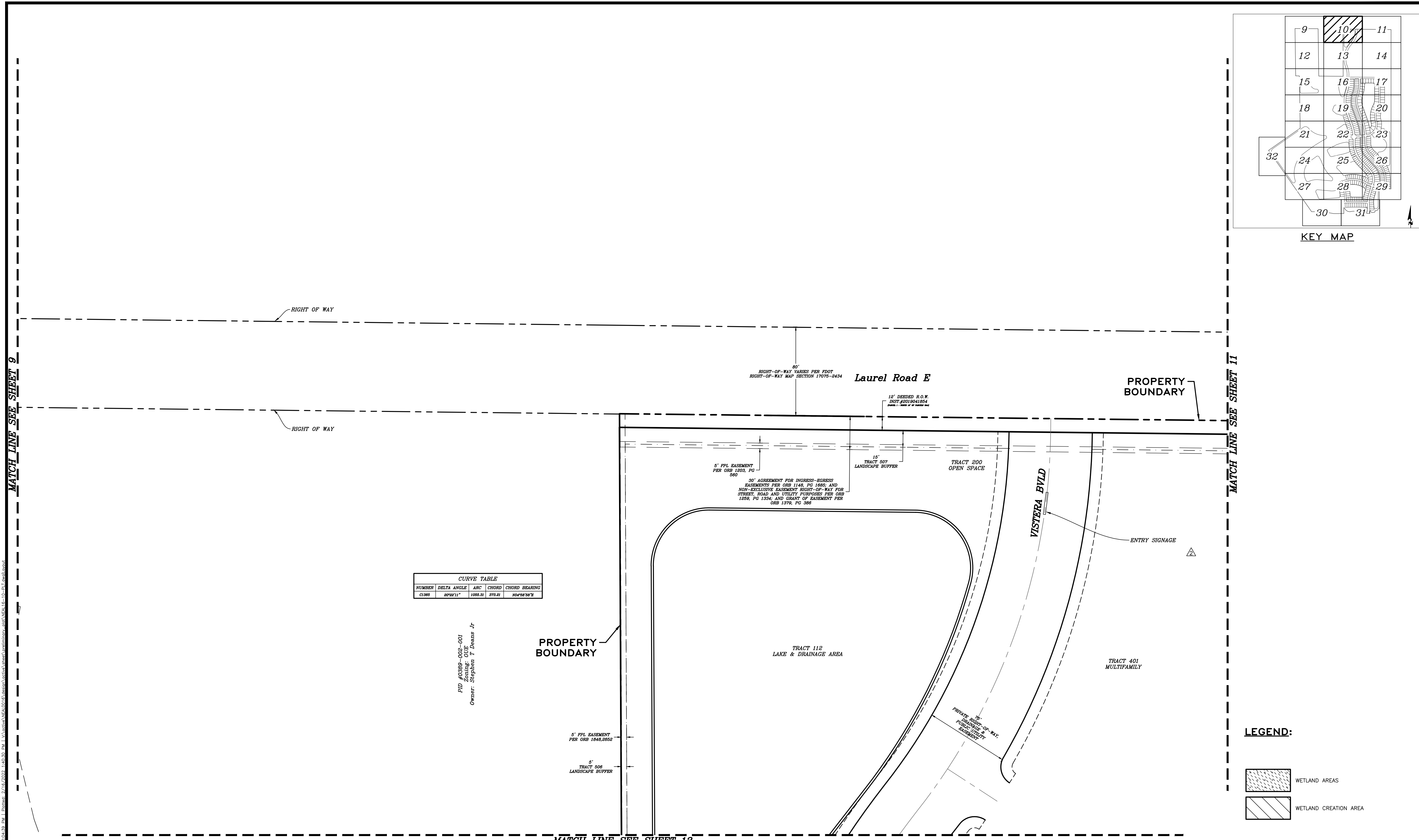
PROJECT ENGINEER:

**BOBBI R. CLAYBROOKE, P.E.**  
 DATE: \_\_\_\_\_  
 FLORIDA P.E. No. 90804





KEY MAP



CURVE TABLE				
NUMBER	DELTA ANGLE	ARC	CHORD	CHORD BEARING
C1 885	20°52'11"	1055.31	375.21	N04°50'58"E

PID #0389-002-001  
Zoning: OUE  
Owner: Stephen T. Deans Jr

REV. No.	REV. DATE	REVISION DESCRIPTION	BY	REV. No.	REV. DATE	REVISION DESCRIPTION	BY
2	06/04/21	RESPONSE TO CITY PRELIM PLAT COMMENTS	CD				

CALL BEFORE YOU DIG!  
"SUNSHINE STATE ONE-CALL CENTER"  
1-800-432-4770  
THE CONTRACTOR SHALL NOTIFY "SUNSHINE STATE ONE-CALL CENTER" AND ALL OTHER UTILITIES FOR LOCATION OF EXISTING FACILITIES PRIOR TO BEGINNING CONSTRUCTION.

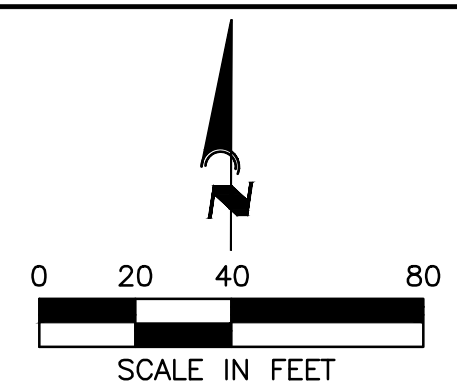
ISSUE DATE: **04-30-21** | CD

**PRELIMINARY PLAT**

**AM ENGINEERING, LLC.**

Civil Engineering | Land Surveying

8340 Consumer Court Sarasota, FL 34240  
Phone: (941) 377-9178 | www.amengfl.com  
CA #33105 | LB #4334



BORDER ROAD INVESTMENTS, LLC

VISTERA OF VENICE

PRELIMINARY PLAT

HORIZONTAL SCALE:	1" = 40'
VERTICAL SCALE:	N/A
VERTICAL DATUM:	NGVD 1929
PROJECT NUMBER:	NEAL0016
SHEET NUMBER:	10

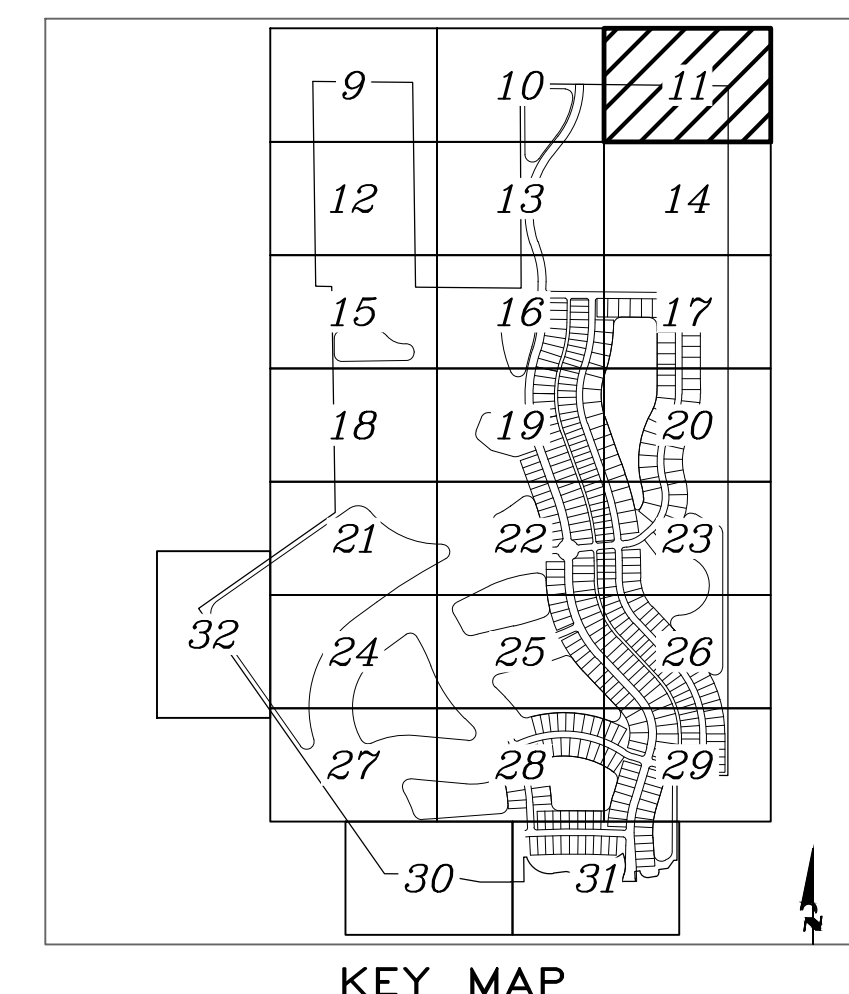
**LEGEND:**

WETLAND AREAS

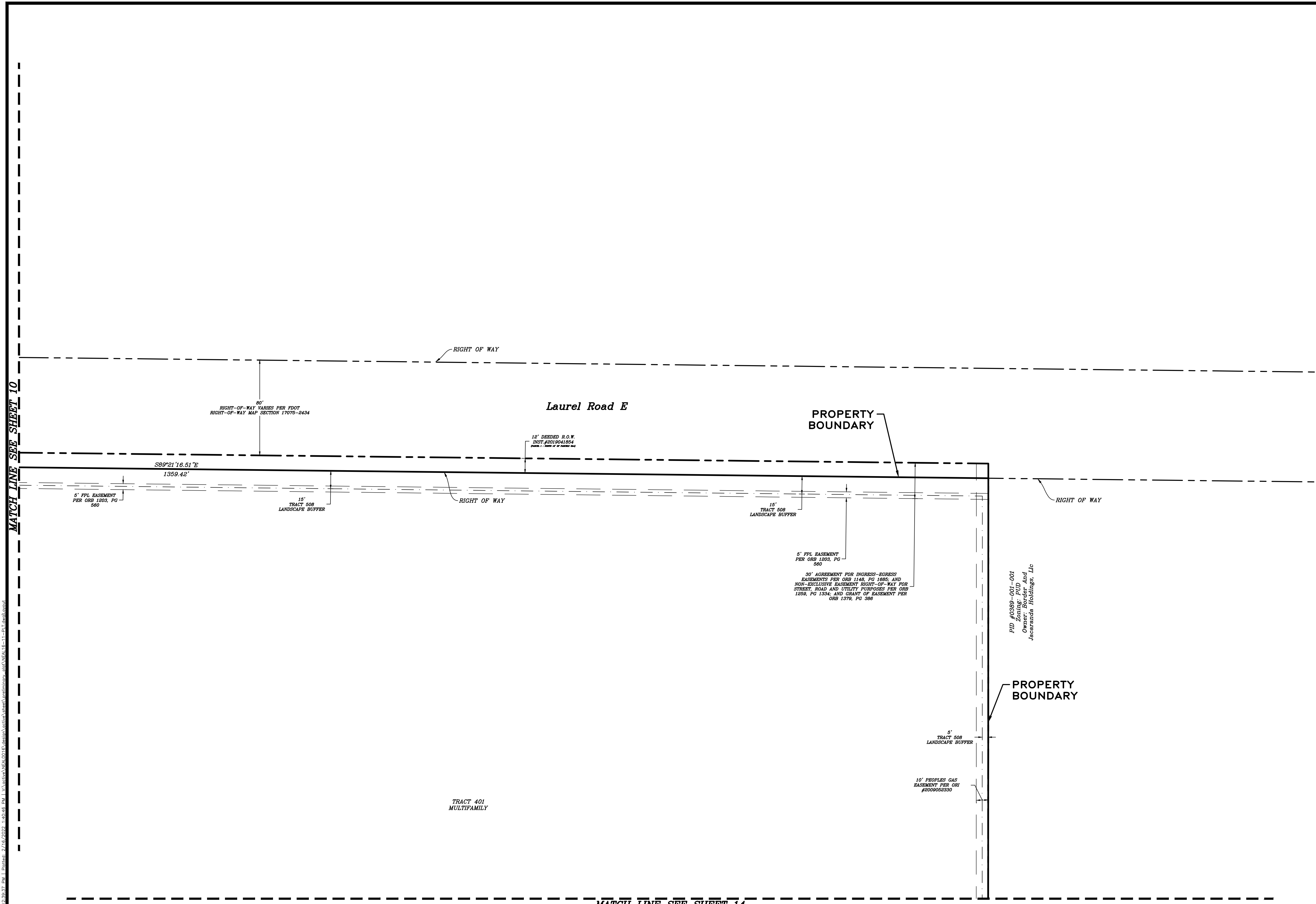
WETLAND CREATION AREA

BOBBI R. CLAYBROOKE, P.E.  
DATE: 02/24/2022  
FLORIDA P.E. No. 90804

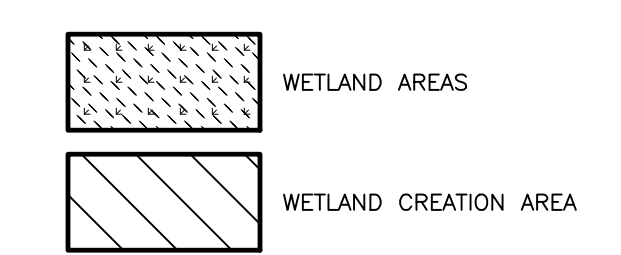




KEY MAP



**LEGEND:**



REV. No.	REV. DATE	REVISION DESCRIPTION	BY

CALL BEFORE YOU DIG!  
 "SUNSHINE STATE ONE-CALL CENTER"  
 1-800-432-4770  
 THE CONTRACTOR SHALL NOTIFY "SUNSHINE STATE ONE-CALL CENTER" AND ALL OTHER UTILITIES FOR LOCATION OF EXISTING FACILITIES PRIOR TO BEGINNING CONSTRUCTION.

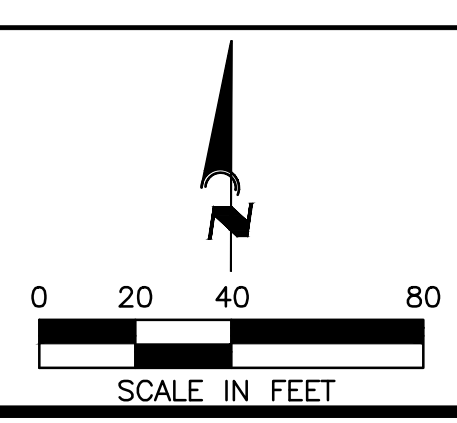
ISSUE DATE: **04-30-21**    CD

**PRELIMINARY PLAT**

Civil Engineering | Land Surveying

**AM ENGINEERING, LLC.**

8340 Consumer Court Sarasota, FL 34240  
 Phone: (941) 377-9178 | www.amengfl.com  
 CA #33105 | LB #4334



OWNER: **BORDER ROAD INVESTMENTS, LLC**

PROJECT: **VISTERA OF VENICE**

TITLE: **PRELIMINARY PLAT**

HORIZONTAL SCALE:	1" = 40'
VERTICAL SCALE:	N/A
VERTICAL DATUM:	NGVD 1929
PROJECT NUMBER:	NEAL0016
SHEET NUMBER:	<b>11</b>

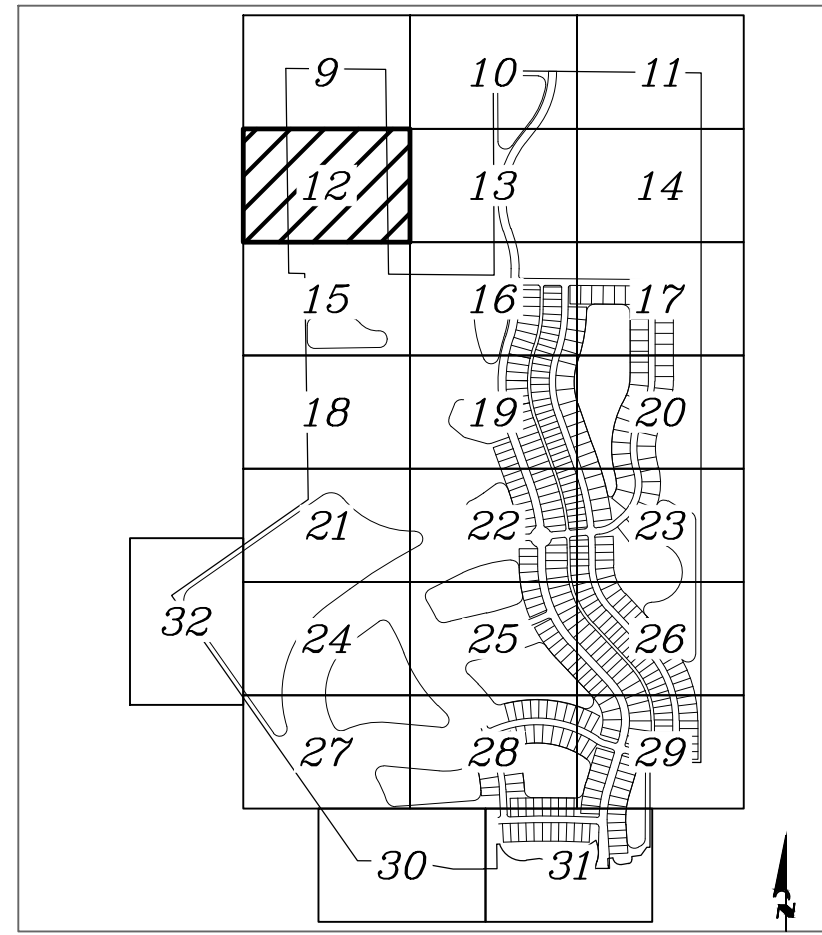
PROJECT ENGINEER:

BOBBI R. CLAYBROOKE, P.E.  
 DATE: \_\_\_\_\_  
 FLORIDA P.E. No. 90804

C:\Users\Bobbi.R.Claybrooke\AppData\Local\Temp\AutoCAD\2021\20210430\20210430.dwg | Plot Date: 2/16/2022 4:45:48 PM | Plot Size: 24.00 x 36.00 | Plot Scale: 1" = 40' | Plot Path: C:\Users\Bobbi.R.Claybrooke\AppData\Local\Temp\AutoCAD\2021\20210430\20210430.dwg | Plot Device: HP DesignJet T1100e



MATCH LINE SEE SHEET 9



KEY MAP

MATCH LINE SEE SHEET 13

LEGEND:

-  WETLAND AREAS
-  WETLAND CREATION AREA

PROPERTY BOUNDARY

PROPERTY BOUNDARY

TRACT 400  
MEDICAL OFFICE  
MULTIFAMILY  
HOUSE OF WORSHIP  
ASSISTED LIVING FACILITY

PID #0989-009-009  
Zone: OUF  
Owner: Ronald A. Nicol

PID #0989-009-001  
Zone: OUF  
Owner: Stephen T. Deans Jr.

5'  
TRACT 327  
LANDSCAPE BUFFER

5'  
TRACT 503  
LANDSCAPE BUFFER

NO. 0751 03.91 N  
1386.71

1386.19  
800751 03.82 E

MATCH LINE SEE SHEET 15

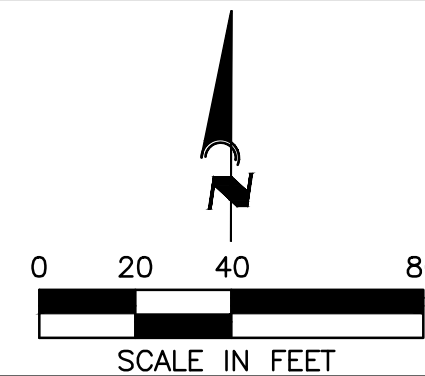
CALL BEFORE YOU DIG!  
"SUNSHINE STATE ONE-CALL CENTER"  
1-800-432-4770  
THE CONTRACTOR SHALL NOTIFY "SUNSHINE STATE ONE-CALL CENTER" AND ALL OTHER UTILITIES FOR LOCATION OF EXISTING FACILITIES PRIOR TO BEGINNING CONSTRUCTION.

ISSUE DATE: 04-30-21  
ISSUED BY: CD

PRELIMINARY PLAT



Civil Engineering | Land Surveying  
8340 Consumer Court Sarasota, FL 34240  
Phone: (941) 377-9178 | www.amengfl.com  
CA #33105 | LB #4334



BORDER ROAD INVESTMENTS, LLC

VISTERA OF VENICE

PRELIMINARY PLAT

HORIZONTAL SCALE:	1" = 40'
VERTICAL SCALE:	N/A
VERTICAL DATUM:	NGVD 1929
PROJECT NUMBER:	NEAL0016
SHEET NUMBER:	12

BOBBI R. CLAYBROOKE, P.E.  
DATE: \_\_\_\_\_  
FLORIDA P.E. No. 90804

REV. No.	REV. DATE	REVISION DESCRIPTION	BY	REV. No.	REV. DATE	REVISION DESCRIPTION	BY

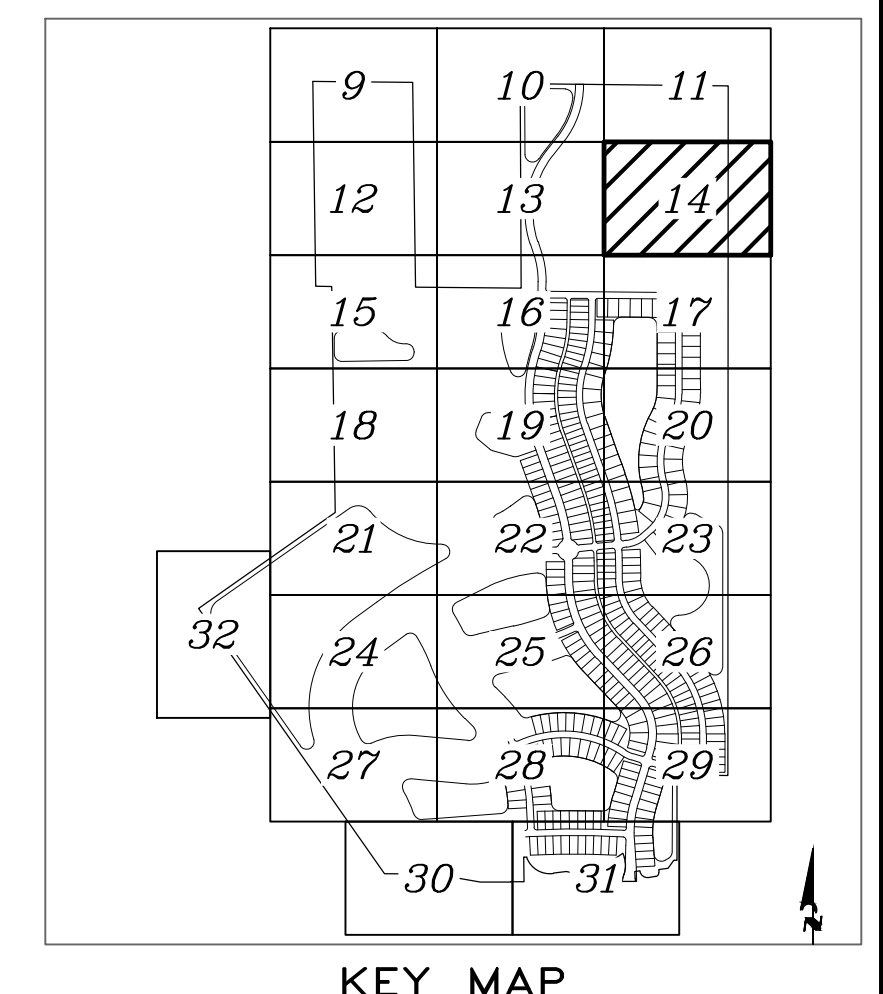






MATCH LINE SEE SHEET 11

MATCH LINE SEE SHEET 13



KEY MAP

TRACT 401  
MULTIFAMILY

10' PROPLUS GAS  
BASEMENT PER OH#  
#2006002230

5'  
TRACT 509  
LANDSCAPE BUFFER

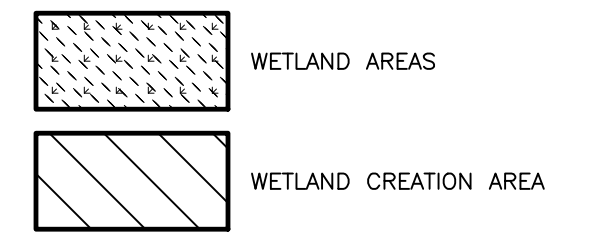
PROPERTY  
BOUNDARY

PID #0389-001-001  
Zoning: PUD  
Owner: Border Road Investments, LLC

30' WETLAND BUFFER

PRESERVATION AREA  
WETLAND B & BUFFER

LEGEND:



MATCH LINE SEE SHEET 17

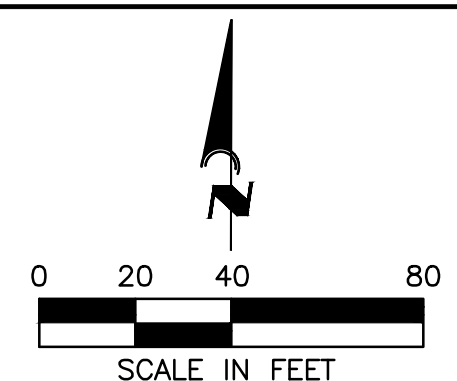
CALL BEFORE YOU DIG!  
"SUNSHINE STATE ONE-CALL CENTER"  
1-800-432-4770  
THE CONTRACTOR SHALL NOTIFY "SUNSHINE STATE ONE-CALL CENTER" AND ALL OTHER UTILITIES FOR LOCATION OF EXISTING FACILITIES PRIOR TO BEGINNING CONSTRUCTION.

ISSUE DATE: **04-30-21** ISSUED BY: **CD**

PRELIMINARY PLAT

Civil Engineering | Land Surveying

8340 Consumer Court Sarasota, FL 34240  
Phone: (941) 377-9178 | www.amengfl.com  
CA #33105 | LB #4334



OWNER: **BORDER ROAD INVESTMENTS, LLC**

PROJECT: **VISTERA OF VENICE**

TITLE: **PRELIMINARY PLAT**

HORIZONTAL SCALE: **1" = 40'**

VERTICAL SCALE: **N/A**

VERTICAL DATUM: **NGVD 1929**

PROJECT NUMBER: **NEAL0016**

SHEET NUMBER: **14**

PROJECT ENGINEER:

**BOBBI R. CLAYBROOKE, P.E.**

DATE: \_\_\_\_\_

FLORIDA P.E. No. **90804**

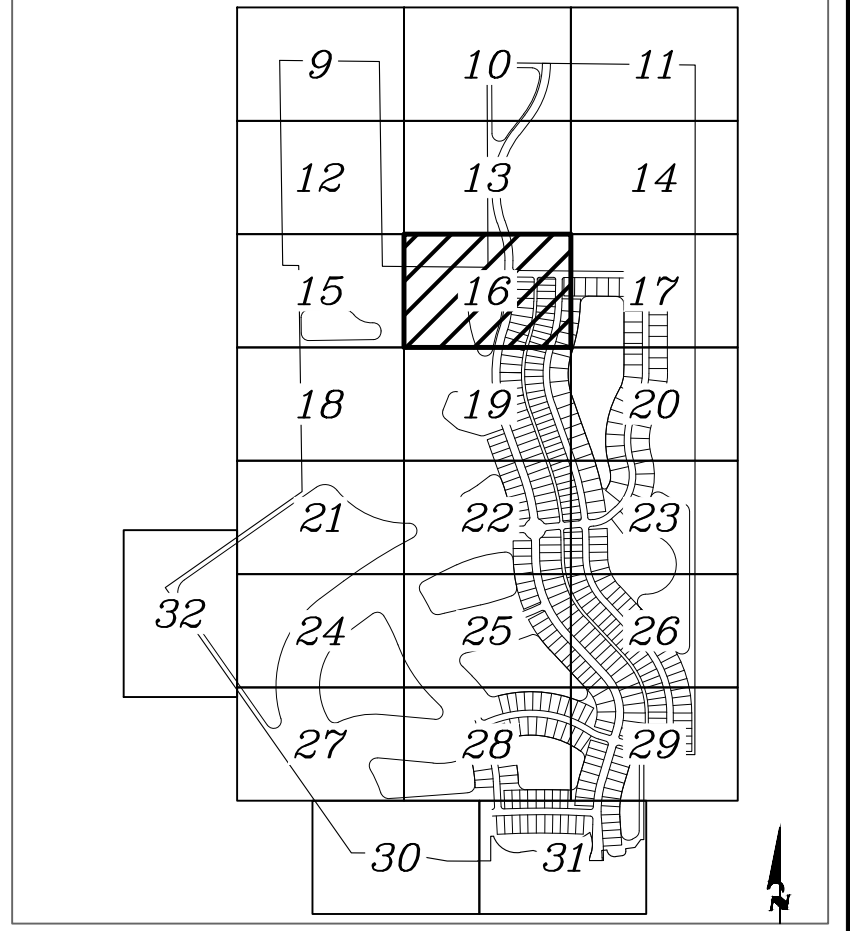
REV. No.	REV. DATE	REVISION DESCRIPTION	BY	REV. No.	REV. DATE	REVISION DESCRIPTION	BY



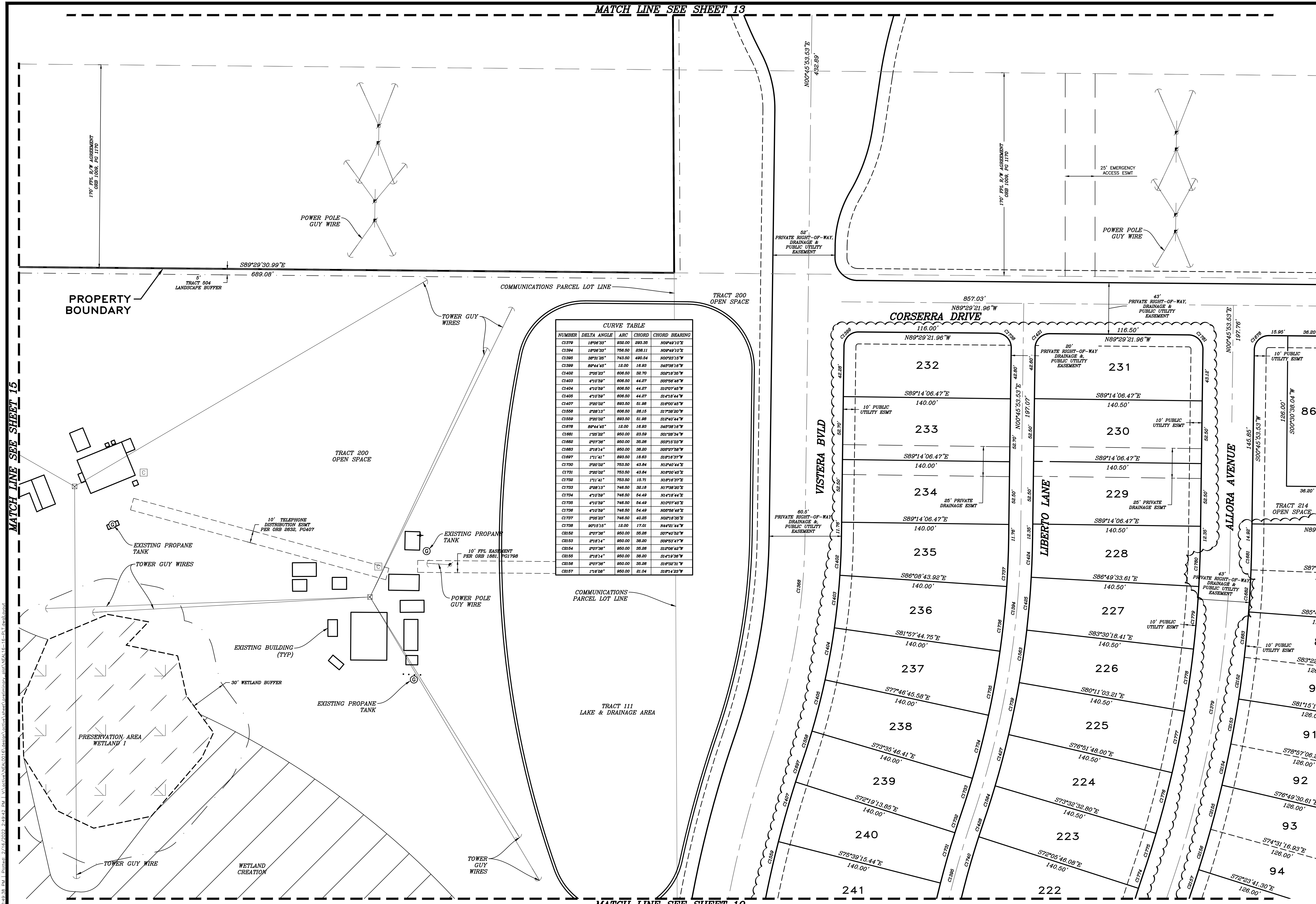




MATCH LINE SEE SHEET 13



KEY MAP



MATCH LINE SEE SHEET 17

**LEGEND:**

- WETLAND AREAS
- WETLAND CREATION AREA

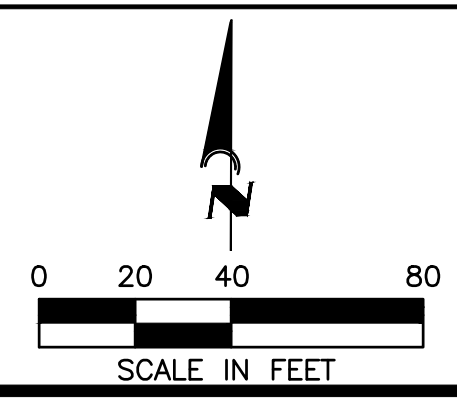
REV. No.	REV. DATE	REVISION DESCRIPTION	BY	DATE	REVISION DESCRIPTION	BY
4	10/21/21	CHANGES PER COUNTY AND CITY COMMENTS	CD			
3	06/22/20	RESPONSE TO CITY PRELIM PLAT COMMENTS	CD			

CALL BEFORE YOU DIG!  
 "SUNSHINE STATE ONE-CALL CENTER"  
 1-800-432-4770  
 THE CONTRACTOR SHALL NOTIFY "SUNSHINE STATE ONE-CALL CENTER" AND ALL OTHER UTILITIES FOR LOCATION OF EXISTING FACILITIES PRIOR TO BEGINNING CONSTRUCTION.

ISSUE DATE: **04-30-21** CD

**PRELIMINARY PLAT**

**AM ENGINEERING, LLC.**  
 Civil Engineering | Land Surveying  
 8340 Consumer Court Sarasota, FL 34240  
 Phone: (941) 377-9178 | www.amengll.com  
 CA #33105 | LB #4334



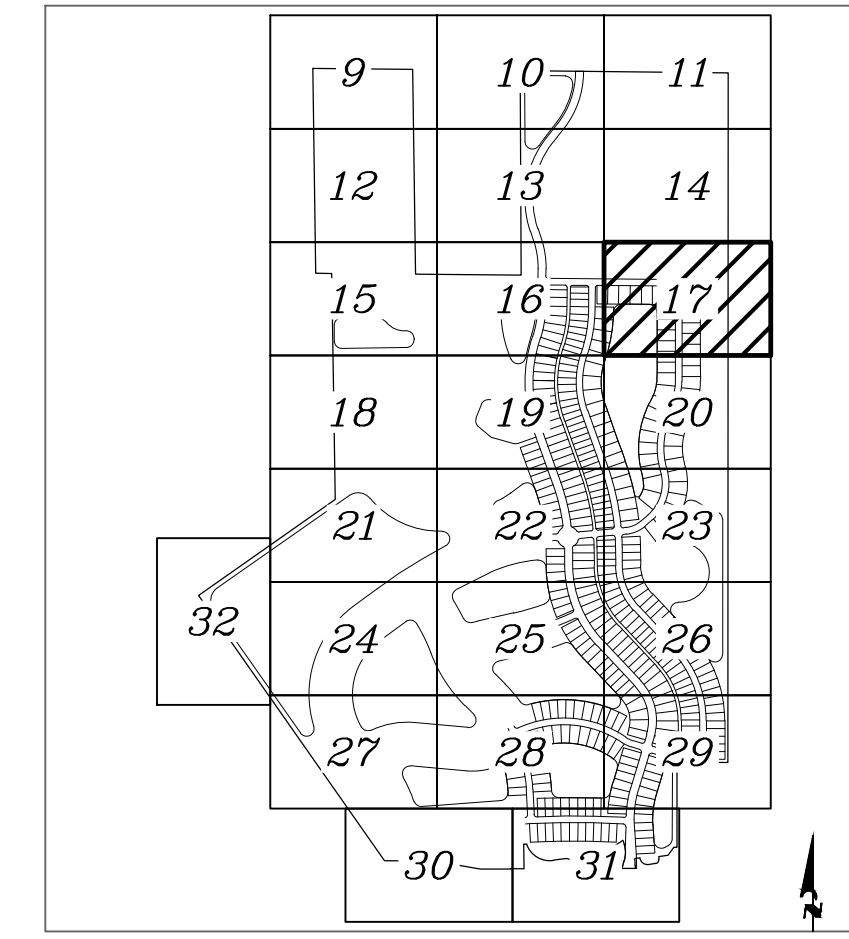
**BORDER ROAD INVESTMENTS, LLC**  
 VISTERA OF VENICE  
 PRELIMINARY PLAT

HORIZONTAL SCALE:	1" = 40'
VERTICAL SCALE:	N/A
VERTICAL DATUM:	NGVD 1929
PROJECT NUMBER:	NEAL0016
SHEET NUMBER:	16

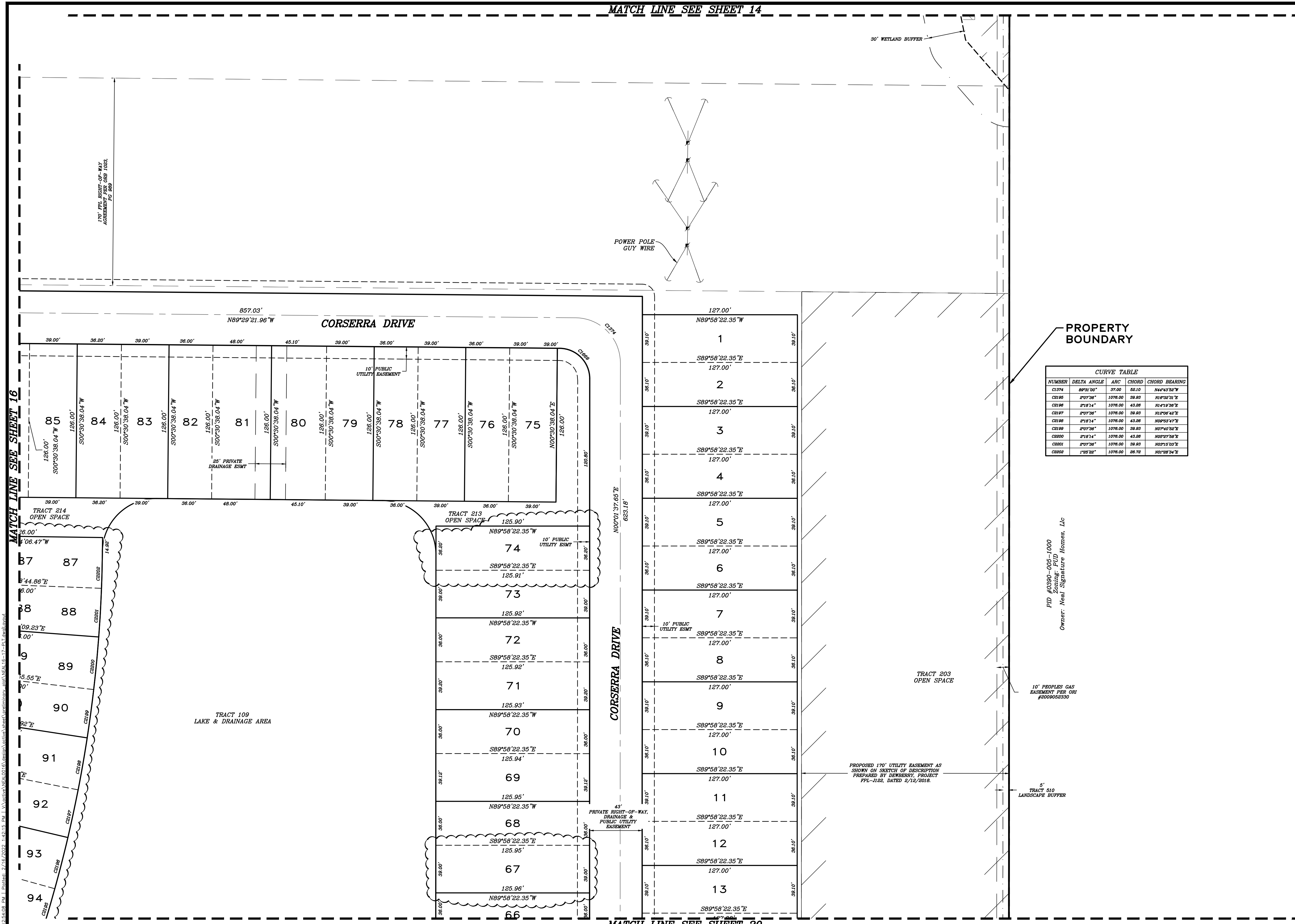
PROJECT ENGINEER:  
**BOBBI R. CLAYBROOKE, P.E.**  
 DATE: \_\_\_\_\_  
 FLORIDA P.E. No. 9804



MATCH LINE SEE SHEET 14



KEY MAP



PROPERTY BOUNDARY

CURVE TABLE				
NUMBER	DELTA ANGLE	ARC	CHORD	CHORD BEARING
CS94	89°31'00"	37.00	58.10	N44°43'36"W
CS100	2°07'38"	1076.00	39.83	N0°52'31"E
CS106	2°18'14"	1076.00	43.28	N4°13'38"E
CS107	2°07'38"	1076.00	39.83	N12°06'43"E
CS108	2°18'14"	1076.00	43.28	N0°52'47"E
CS109	2°07'38"	1076.00	39.83	N0°40'58"E
CS200	2°18'14"	1076.00	43.28	N0°07'58"E
CS201	2°07'38"	1076.00	39.83	N0°15'03"E
CS202	1°25'38"	1076.00	26.72	N01°28'34"E

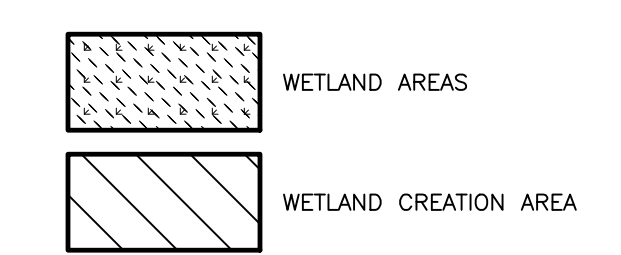
PID #0390-005-1000  
 Owner: Neal Signature Homes, LLC

10' PEOPLES GAS EASEMENT PER ORI #2009052330

5' TRACT 510 LANDSCAPE BUFFER

PROPOSED 170' UTILITY EASEMENT AS SHOWN ON SKETCH OF DESCRIPTION PREPARED BY DEWBERRY, PROJECT PFL-1122, DATED 2/12/2018.

LEGEND:



MATCH LINE SEE SHEET 16

MATCH LINE SEE SHEET 20

REV. No.	REV. DATE	REVISION DESCRIPTION	BY	△REV. No.	REV. DATE	REVISION DESCRIPTION	BY
4	10/21/21	CHANGES PER COUNTY AND CITY COMMENTS	CD				
3	06/22/20	RESPONSE TO CITY PRELIM PLAT COMMENTS	CD				

CALL BEFORE YOU DIG!  
 "SUNSHINE STATE ONE-CALL CENTER"  
 1-800-432-4770  
 THE CONTRACTOR SHALL NOTIFY "SUNSHINE STATE ONE-CALL CENTER" AND ALL OTHER UTILITIES FOR LOCATION OF EXISTING FACILITIES PRIOR TO BEGINNING CONSTRUCTION.

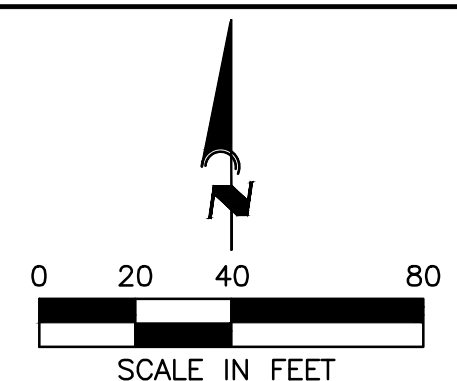
ISSUE DATE: **04-30-21** CD

**PRELIMINARY PLAT**

Civil Engineering | Land Surveying

**AM ENGINEERING, LLC.**

8340 Consumer Court Sarasota, FL 34240  
 Phone: (941) 377-9178 | www.amengll.com  
 CA #33105 | LB #4334



OWNER: **BORDER ROAD INVESTMENTS, LLC**

PROJECT: **VISTERA OF VENICE**

DATE: **PRELIMINARY PLAT**

HORIZONTAL SCALE:	1" = 40'
VERTICAL SCALE:	N/A
VERTICAL DATUM:	NGVD 1929
PROJECT NUMBER:	NEAL0016
SHEET NUMBER:	17

PROJECT ENGINEER:

**BOBBI R. CLAYBROOKE, P.E.**  
 DATE: \_\_\_\_\_  
 FLORIDA P.E. No. 90804



MATCH LINE SEE SHEET 15

TRACT 200  
OPEN SPACE

PID #0989-002-112  
 zoning: OVR  
 Owner: City of Venice

COMMUNICATIONS PARCEL LOT LINE

WETLAND  
CREATION

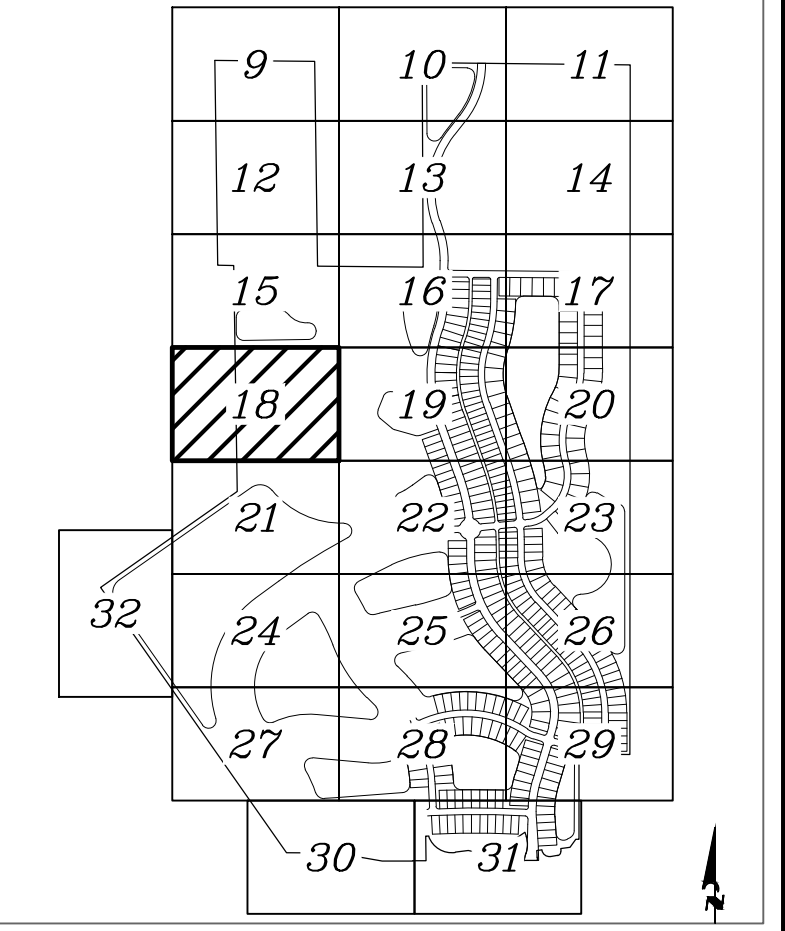
30' WETLAND BUFFER

5' TRACT 585  
LANDSCAPE BUFFER

PROPERTY  
BOUNDARY

TRACT 202  
OPEN SPACE

PRESERVATION AREA  
WETLAND J

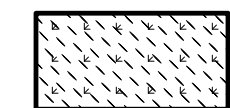
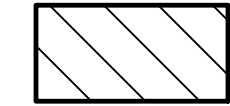


KEY MAP

MATCH LINE SEE SHEET 19

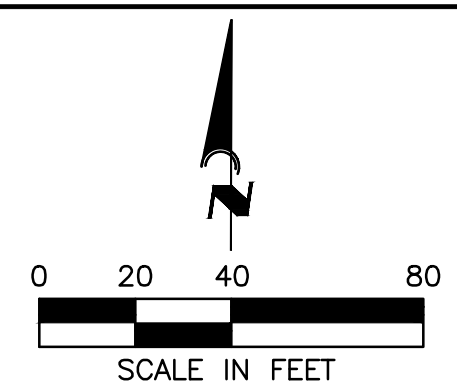
MATCH LINE SEE SHEET 21

**LEGEND:**

-  WETLAND AREAS
-  WETLAND CREATION AREA

CALL BEFORE YOU DIG!  
"SUNSHINE STATE ONE-CALL CENTER"  
1-800-432-4770  
THE CONTRACTOR SHALL NOTIFY "SUNSHINE STATE ONE-CALL CENTER" AND ALL OTHER UTILITIES FOR LOCATION OF EXISTING FACILITIES PRIOR TO BEGINNING CONSTRUCTION.  
ISSUE DATE: **04-30-21** CD  
**PRELIMINARY PLAT**

Civil Engineering | Land Surveying  
**AM ENGINEERING, LLC.**  
8340 Consumer Court Sarasota, FL 34240  
Phone: (941) 377-9178 | www.amengfl.com  
CA #33105 | LB #4334



OWNER: **BORDER ROAD INVESTMENTS, LLC**  
PROJECT: **VISTERA OF VENICE**  
TITLE: **PRELIMINARY PLAT**

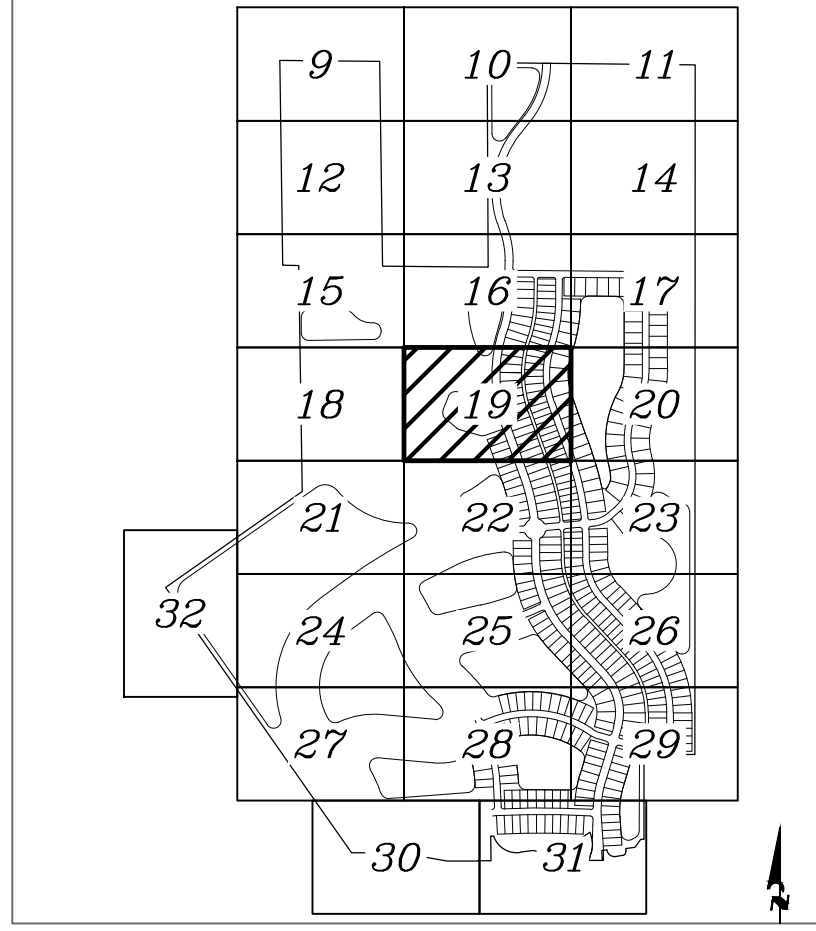
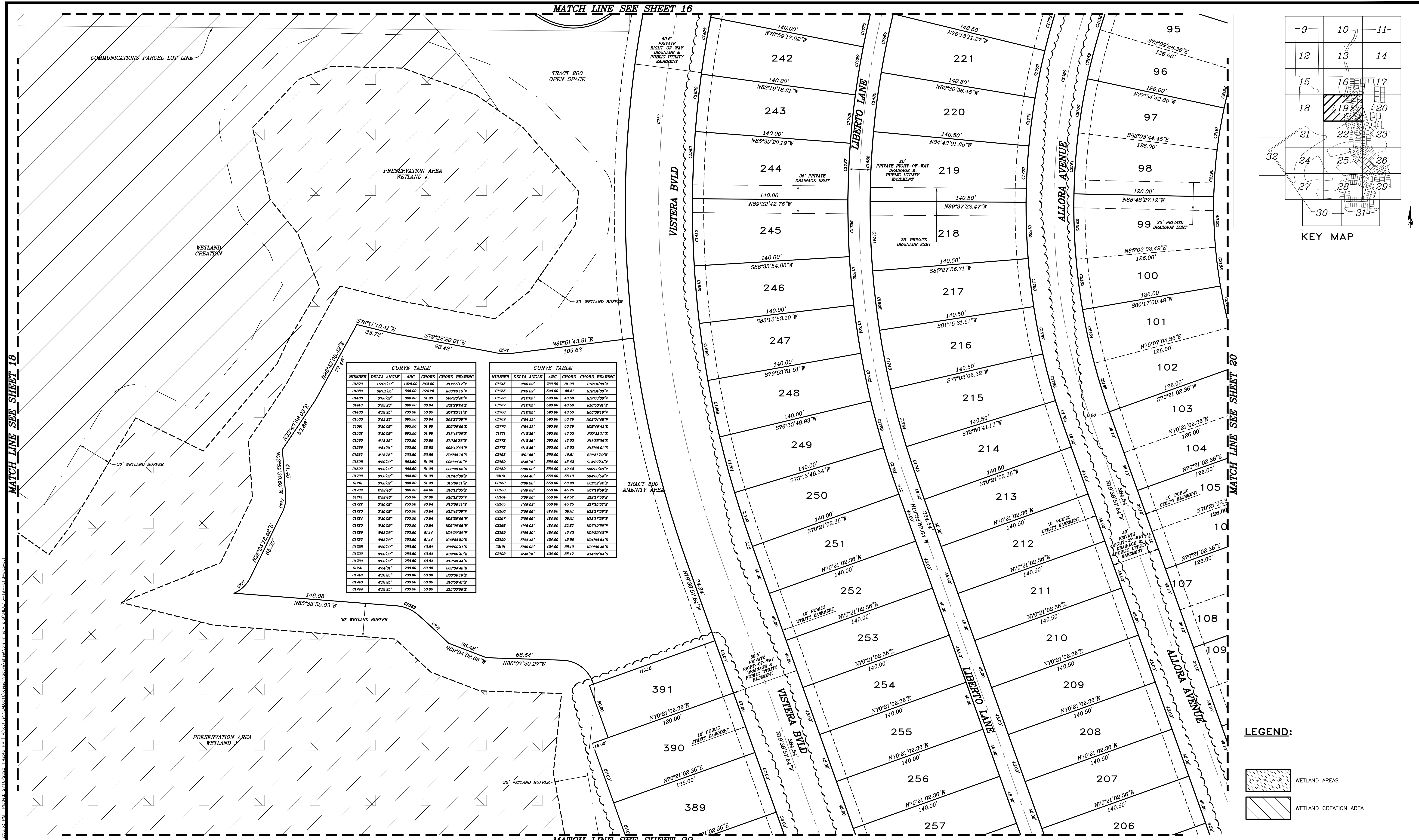
HORIZONTAL SCALE: **1" = 40'**  
VERTICAL SCALE: **N/A**  
VERTICAL DATUM: **NGVD 1929**  
PROJECT NUMBER: **NEAL0016**  
SHEET NUMBER: **18**

PROJECT ENGINEER:  
**BOBBI R. CLAYBROOKE, P.E.**  
DATE: \_\_\_\_\_  
FLORIDA P.E. No. **90804**

REV. No.	REV. DATE	REVISION DESCRIPTION	BY	REV. No.	REV. DATE	REVISION DESCRIPTION	BY



MATCH LINE SEE SHEET 16



**CURVE TABLE**

NUMBER	DELTA ANGLE	ARC	CHORD	CHORD BEARING
C1370	119°22'	1276.00	1842.90	N11°55'17"W
C1380	38°31'25"	568.00	374.76	N02°23'15"W
C1408	3°50'22"	893.50	51.88	S02°00'42"W
C1410	3°53'23"	895.50	60.64	S01°59'24"W
C1430	4°18'25"	733.50	53.85	S07°23'11"W
C1560	3°53'23"	895.50	60.64	S02°23'59"W
C1561	3°50'22"	893.50	61.88	S02°08'08"W
C1562	3°50'22"	893.50	61.88	S11°48'00"W
C1565	4°18'25"	733.50	53.85	S11°35'38"W
C1568	4°54'31"	733.50	68.82	S02°49'43"W
C1587	4°18'25"	733.50	53.85	S02°59'18"W
C1588	3°50'22"	893.50	51.88	S02°04'17"W
C1589	3°50'22"	893.50	51.88	S02°28'08"W
C1590	3°50'22"	893.50	51.88	S11°44'00"W
C1701	3°50'22"	893.50	51.88	S12°00'11"W
C1702	3°50'22"	893.50	51.88	S12°12'30"W
C1721	3°50'22"	733.50	37.88	N18°12'30"W
C1722	3°50'22"	733.50	43.84	N15°08'11"W
C1723	3°50'22"	733.50	43.84	N11°48'00"W
C1724	3°50'22"	733.50	43.84	N02°28'08"W
C1725	3°50'22"	733.50	43.84	N02°08'08"W
C1728	3°53'23"	733.50	51.14	N01°59'24"W
C1727	3°53'23"	733.50	51.14	N02°53'59"W
C1729	3°50'22"	733.50	43.84	N02°04'17"W
C1730	3°50'22"	733.50	43.84	N12°42'44"W
C1741	4°54'31"	733.50	68.82	S02°04'48"W
C1742	4°18'25"	733.50	53.85	S02°38'18"W
C1743	4°18'25"	733.50	53.85	S10°50'41"W
C1744	4°18'25"	733.50	53.85	S15°03'08"W

**CURVE TABLE**

NUMBER	DELTA ANGLE	ARC	CHORD	CHORD BEARING
C1745	2°59'29"	733.50	31.53	S12°24'28"W
C1765	2°59'29"	593.00	25.61	N12°24'28"W
C1766	4°18'25"	593.00	43.53	N12°03'08"W
C1767	4°18'25"	593.00	43.53	N10°50'41"W
C1768	4°18'25"	593.00	43.53	N08°38'18"W
C1769	4°54'31"	593.00	50.79	N02°04'48"W
C1770	4°54'31"	593.00	50.79	N02°49'43"W
C1771	4°18'25"	593.00	43.53	N07°23'11"W
C1772	4°18'25"	593.00	43.53	N11°35'38"W
C1773	4°18'25"	593.00	43.53	N15°48'01"W
C2158	2°50'25"	500.00	18.51	S17°01'29"W
C2159	4°45'15"	500.00	45.88	S14°27'24"W
C2160	5°00'20"	500.00	49.42	S02°50'40"W
C2161	5°44'34"	500.00	55.13	S24°03'24"W
C2162	5°00'20"	500.00	58.93	S01°52'48"W
C2163	4°48'02"	500.00	45.75	S07°19'59"W
C2164	5°00'20"	500.00	49.57	S12°17'28"W
C2165	4°48'02"	500.00	45.75	S17°15'27"W
C2166	5°00'20"	484.00	38.21	N12°17'58"W
C2167	5°00'20"	484.00	38.21	N12°17'58"W
C2168	4°48'02"	484.00	35.27	N07°19'59"W
C2169	5°00'20"	484.00	45.43	N01°52'48"W
C2170	5°44'34"	484.00	48.50	N04°03'24"W
C2171	5°00'20"	484.00	38.10	N02°03'40"W
C2172	4°45'15"	484.00	35.17	N14°27'24"W

MATCH LINE SEE SHEET 18

MATCH LINE SEE SHEET 20

MATCH LINE SEE SHEET 22

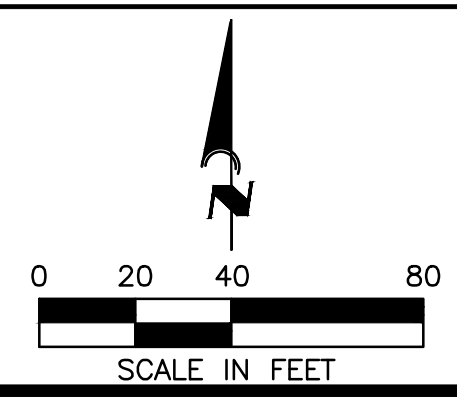
REV. No.	REV. DATE	REVISION DESCRIPTION	BY	REV. No.	REV. DATE	REVISION DESCRIPTION	BY
4	10/21/21	CHANGES PER COUNTY AND CITY COMMENTS	CD				
3	06/22/20	RESPONSE TO CITY PRELIM PLAT COMMENTS	CD				

CALL BEFORE YOU DIG!  
 "SUNSHINE STATE ONE-CALL CENTER"  
 1-800-432-4770  
 THE CONTRACTOR SHALL NOTIFY "SUNSHINE STATE ONE-CALL CENTER" AND ALL OTHER UTILITIES FOR LOCATION OF EXISTING FACILITIES PRIOR TO BEGINNING CONSTRUCTION.

ISSUE DATE: **04-30-21** CD

**PRELIMINARY PLAT**

**AM ENGINEERING, LLC.**  
 Civil Engineering | Land Surveying  
 8340 Consumer Court Sarasota, FL 34240  
 Phone: (941) 377-9178 | www.amengll.com  
 CA #33105 | LB #4334



**BORDER ROAD INVESTMENTS, LLC**  
 VISTERRA OF VENICE  
 PRELIMINARY PLAT

HORIZONTAL SCALE:	1" = 40'
VERTICAL SCALE:	N/A
VERTICAL DATUM:	NGVD 1929
PROJECT NUMBER:	NEAL0016
SHEET NUMBER:	19

**LEGEND:**

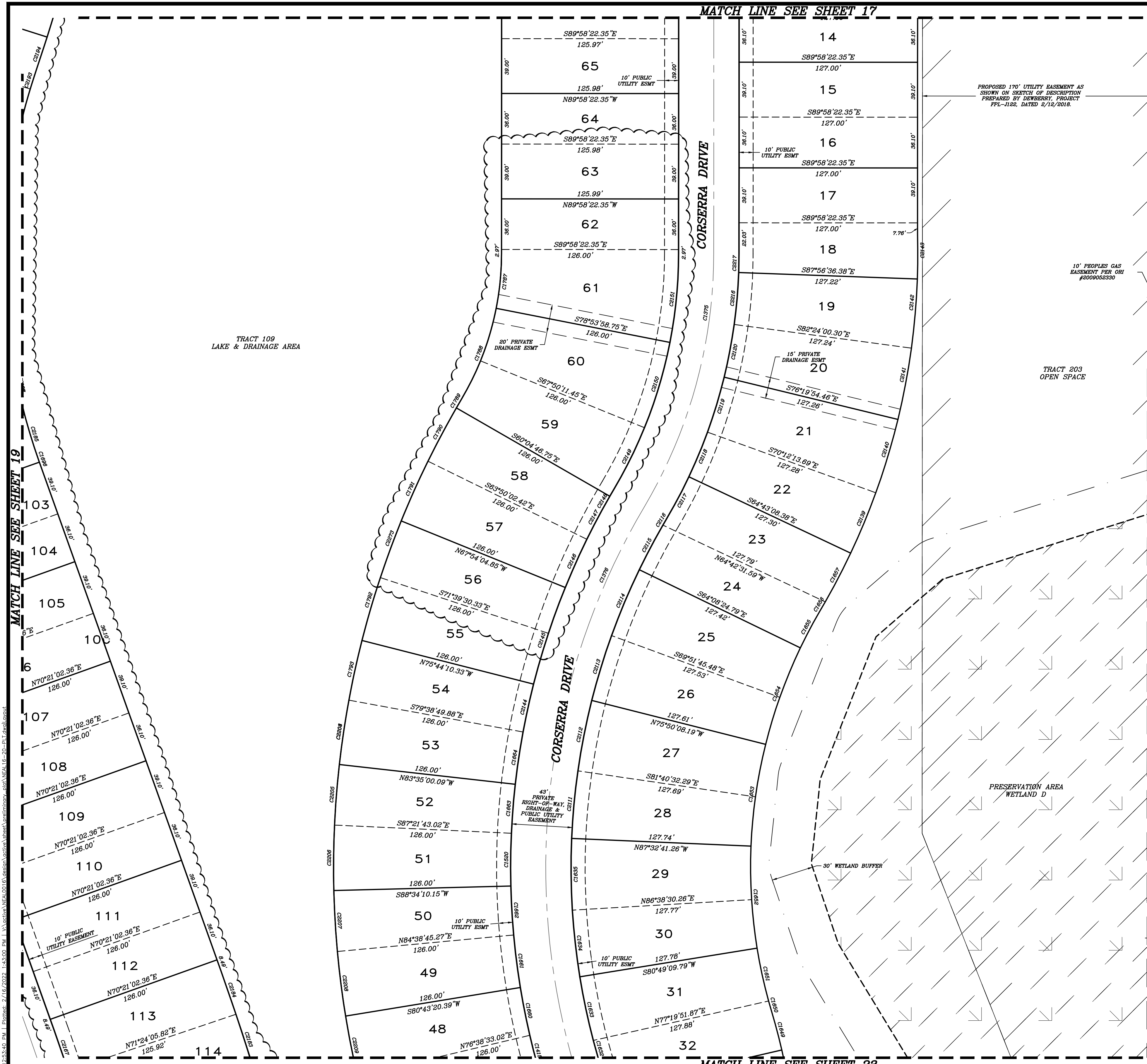
- WETLAND AREAS
- WETLAND CREATION AREA

BOBBI R. CLAYBROOKE, P.E.  
 DATE: \_\_\_\_\_  
 FLORIDA P.E. No. 90804

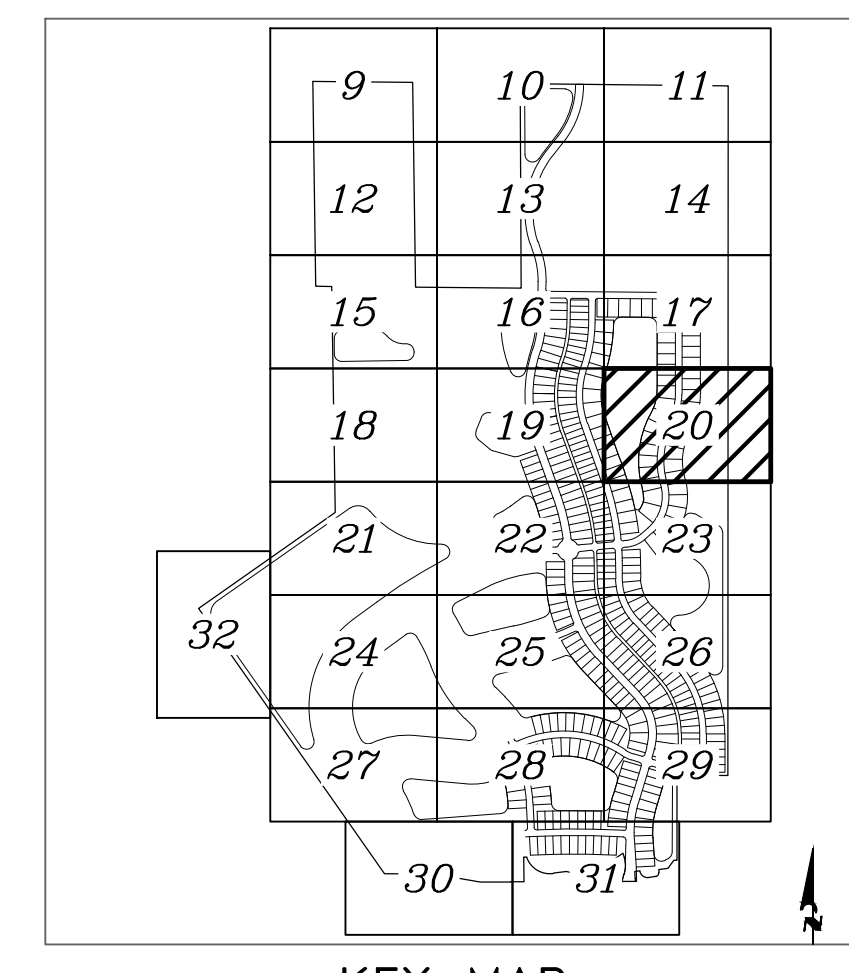


MATCH LINE SEE SHEET 17

MATCH LINE SEE SHEET 23



CURVE TABLE			
NUMBER	DELTA ANGLE	ARC	CHORD BEARING
C1375	30734.43"	353.50	126.43 N171.67°W
C1376	47112.20"	524.50	404.13 S00°09'41"W
C1415	3758.91"	539.50	53.11 N14°49'28"W
C1580	4704.97"	539.50	37.59 N00°09'14"W
C1649	3737.31"	448.07	88.82 N14°47'34"W
C1650	1718.97"	360.67	7.88 N10°57'14"W
C1651	8707.93"	360.67	38.49 N12°18'08"W
C1652	8708.54"	360.67	38.06 N00°09'58"W
C1653	8703.01"	360.67	38.07 N10°08'30"W
C1654	8703.27"	360.67	38.11 N08°50'17"W
C1655	4703.28"	360.67	38.58 N07°04'46"W
C1656	8703.23"	488.71	7.24 S00°11'25"W
C1657	4702.28"	488.71	39.10 S07°11'40"W
C1660	3743.19"	539.50	34.70 N11°09'18"W
C1661	4704.38"	539.50	37.64 N07°14'27"W
C1662	3746.24"	539.50	34.87 N08°19'08"W
C1663	3746.43"	539.50	34.91 N04°31'38"W
C1664	4704.34"	539.50	37.64 N08°07'18"W
C1666	4748.02"	424.00	35.27 N17°15'37"W
C1797	11704.24"	202.50	39.08 S00°33'48"W
C1798	11703.47"	202.50	39.04 S18°37'58"W
C1799	0741.97"	653.50	7.64 S00°15'47"W
C1790	2743.74"	653.50	42.24 S08°02'30"W
C1791	4704.28"	653.50	45.52 S04°07'56"W
C1792	4704.40"	653.50	45.64 S18°18'10"W
C1793	3748.01"	653.50	43.47 S12°21'48"W
C2139	8703.01"	488.71	46.55 N08°36'28"W
C2140	8715.45"	488.71	54.48 N16°47'58"W
C2141	8708.97"	488.71	51.64 N10°48'08"W
C2142	8746.35"	488.71	49.39 N04°53'41"W
C2143	3741.33"	488.71	38.14 N00°18'37"W
C2144	3746.28"	539.50	34.87 N12°28'37"W
C2145	4704.40"	539.50	37.68 N18°18'10"W
C2146	4704.28"	539.50	37.59 N04°07'56"W
C2147	3743.12"	539.50	34.69 S08°02'30"W
C2148	3743.12"	539.50	34.69 S08°02'30"W
C2149	8708.28"	339.50	46.38 N08°23'00"W
C2150	11703.47"	339.50	63.33 N18°37'58"W
C2151	11704.24"	339.50	63.39 N00°33'48"W
C2167	1703.93"	1848.00	30.83 S19°07'38"W
C2163	1277.35"	1818.68	46.38 N17°44'41"W
C2164	1703.93"	1818.68	38.58 N18°50'18"W
C2165	4748.02"	424.00	35.27 N17°15'37"W
C2166	8708.58"	424.00	38.21 N12°17'58"W
C2167	8708.58"	424.00	38.21 N12°17'58"W
C2168	2701.81"	424.00	15.04 N17°15'37"W
C2194	1718.08"	1078.00	52.83 N18°42'28"W
C2203	4702.48"	653.50	46.29 S00°09'34"W
C2204	4702.48"	653.50	46.29 S08°08'24"W
C2205	3748.43"	653.50	43.82 S04°31'38"W
C2206	4704.97"	653.50	46.54 S00°09'14"W
C2207	3748.08"	653.50	43.49 S00°19'54"W
C2208	4702.48"	653.50	46.27 S07°15'18"W
C2209	3748.93"	653.50	43.87 S11°11'11"W



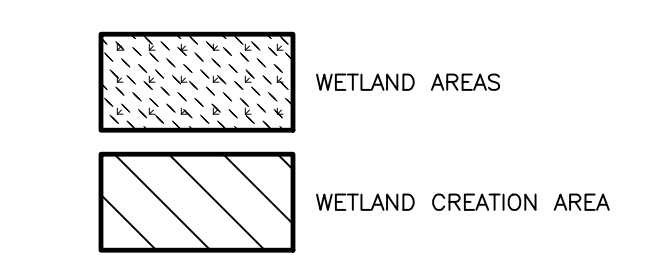
KEY MAP

PROPERTY BOUNDARY

PLD #0380-005-1000  
P.O. BOX 777  
Owner: Neal Signature Homes, Llc

10' PEOPLES GAS EASEMENT PER GRI #200062330  
5' TRACT 511 LANDSCAPE BUFFER

LEGEND:



REV. No.	REV. DATE	REVISION DESCRIPTION	BY	REV. No.	REV. DATE	REVISION DESCRIPTION	BY
4	10/21/21	CHANGES PER COUNTY AND CITY COMMENTS	CD				
3	06/22/20	RESPONSE TO CITY PRELIM PLAT COMMENTS	CD				

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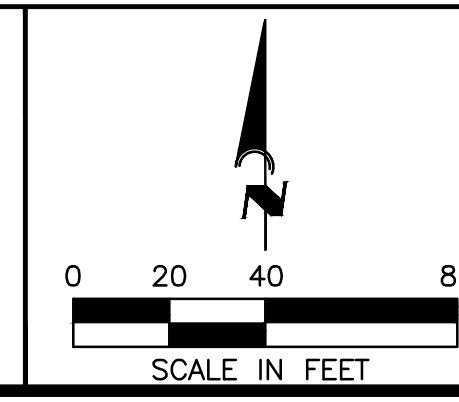
ISSUE DATE: **04-30-21** CD

**PRELIMINARY PLAT**

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**AM ENGINEERING, LLC.**

8340 Consumer Court Sarasota, FL 34240  
Phone: (941) 377-9178 | www.amengll.com  
CA #33105 | LB #4334



**BORDER ROAD INVESTMENTS, LLC**

**VISTERA OF VENICE**

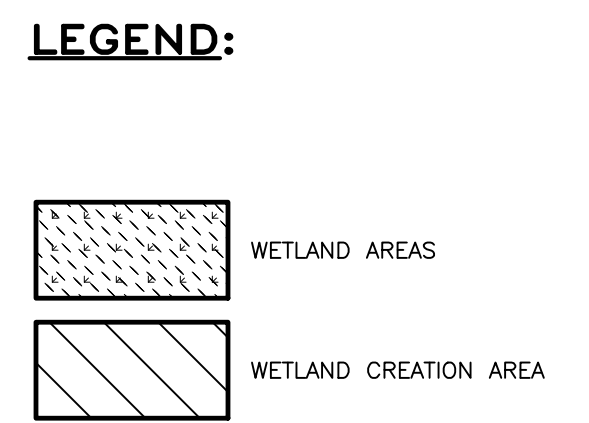
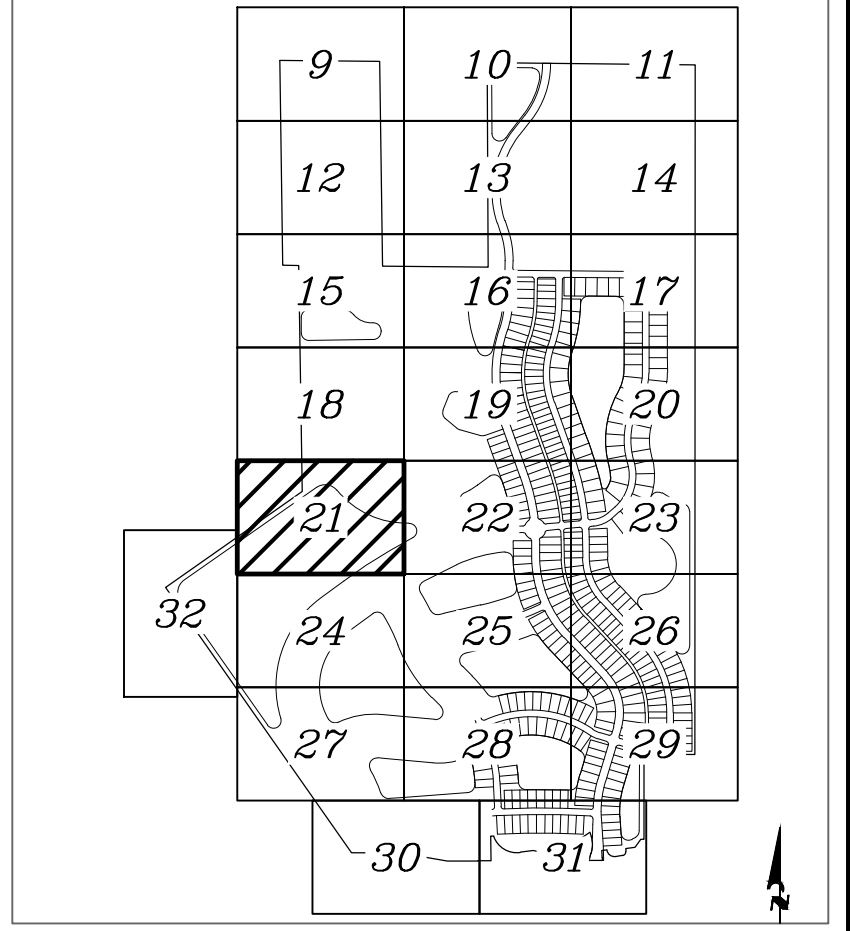
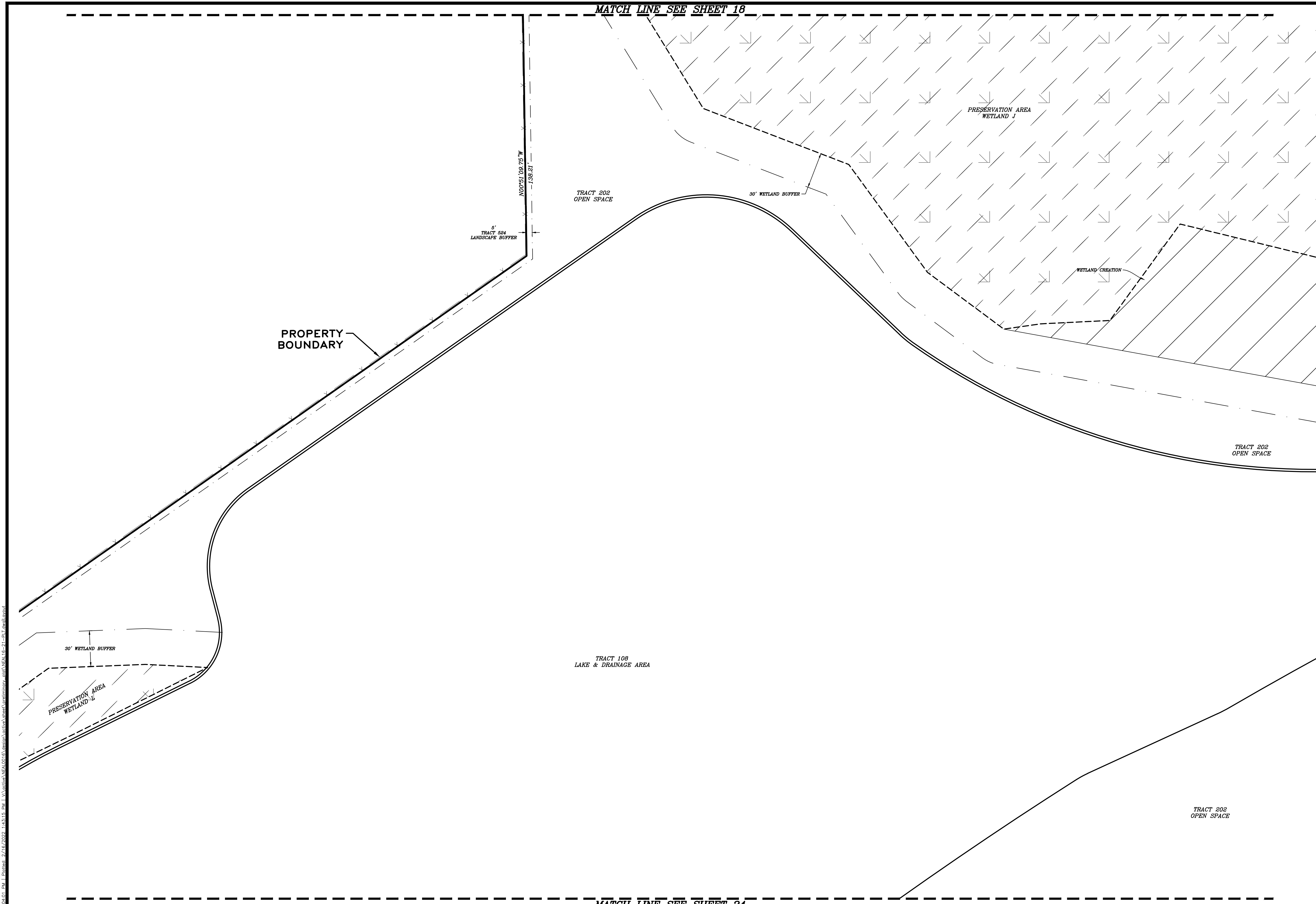
**PRELIMINARY PLAT**

HORIZONTAL SCALE:	1" = 40'
VERTICAL SCALE:	N/A
VERTICAL DATUM:	NGVD 1929
PROJECT NUMBER:	NEAL0016
SHEET NUMBER:	20

PROJECT ENGINEER:

BOBBI R. CLAYBROOKE, P.E.  
DATE: \_\_\_\_\_  
FLORIDA P.E. No. 90804





REV. No.	REV. DATE	REVISION DESCRIPTION	BY	REV. No.	REV. DATE	REVISION DESCRIPTION	BY

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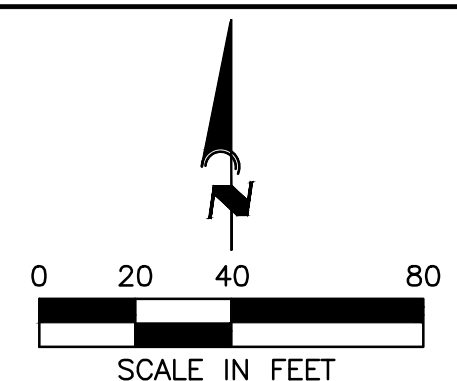
ISSUE DATE: **04-30-21** CD

**PRELIMINARY PLAT**

Civil Engineering | Land Surveying

**AM ENGINEERING, LLC.**

8340 Consumer Court Sarasota, FL 34240  
 Phone: (941) 377-9178 | www.amengfl.com  
 CA #33105 | LB #4334



OWNER: **BORDER ROAD INVESTMENTS, LLC**

PROJECT: **VISTERA OF VENICE**

TITLE: **PRELIMINARY PLAT**

HORIZONTAL SCALE: 1" = 40'

VERTICAL SCALE: N/A

VERTICAL DATUM: NGVD 1929

PROJECT NUMBER: NEAL0016

SHEET NUMBER: **21**

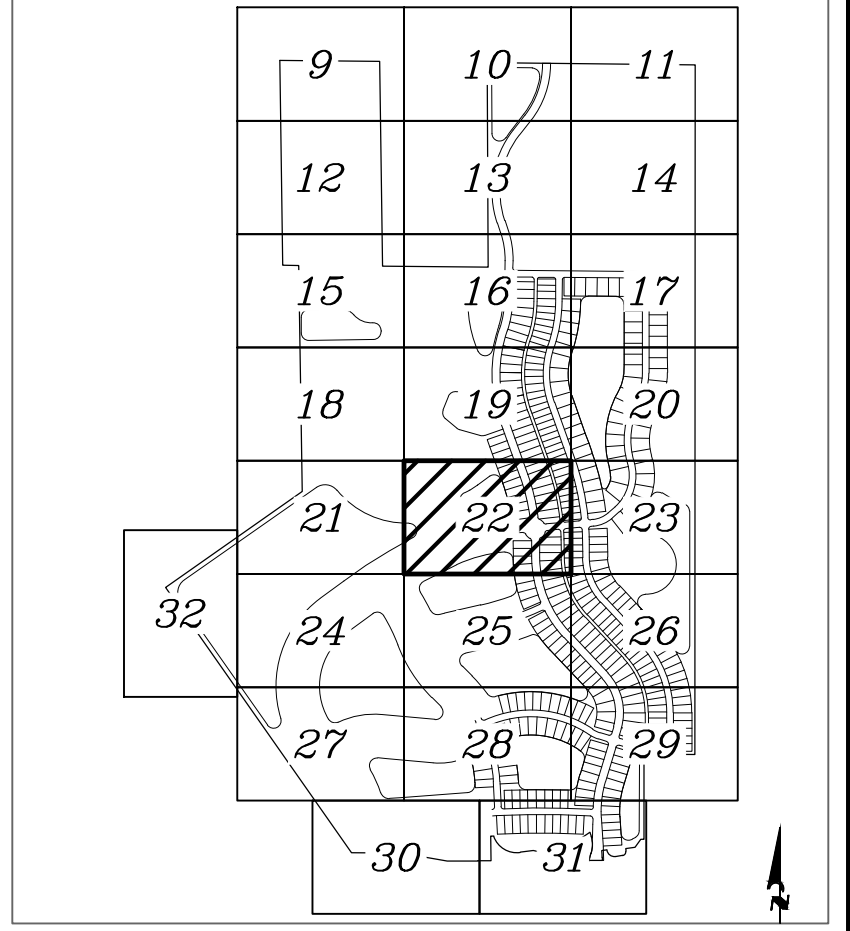
PROJECT ENGINEER: **BOBBI R. CLAYBROOKE, P.E.**

DATE: \_\_\_\_\_

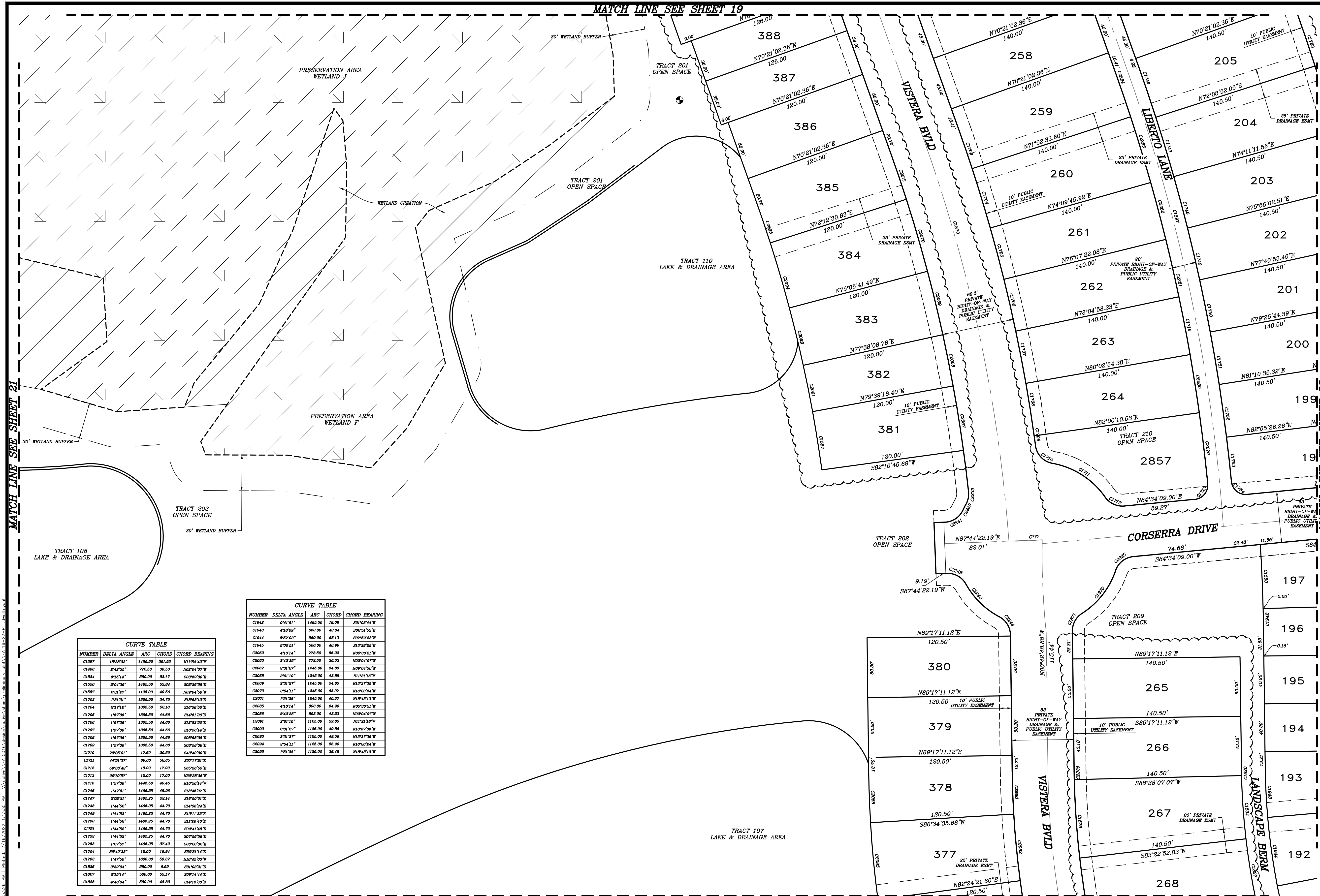
FLORIDA P.E. No. 90804



MATCH LINE SEE SHEET 19



KEY MAP



**CURVE TABLE**

NUMBER	DELTA ANGLE	ARC	CHORD	CHORD BEARING
C1942	0°41'51"	1485.50	18.08	S01°03'44"E
C1943	4°18'09"	680.00	42.04	S02°01'53"E
C1944	0°57'02"	580.00	58.13	S07°09'38"E
C1945	0°50'51"	580.00	48.88	S13°09'55"E
C2068	4°10'14"	772.50	66.22	N09°03'32"W
C2067	2°51'27"	1245.00	54.85	N09°04'50"W
C2069	2°01'10"	1245.00	43.88	N11°01'14"W
C2069	2°51'27"	1245.00	54.85	N13°07'30"W
C2070	2°54'11"	1245.00	63.07	N16°20'34"W
C2071	1°51'38"	1245.00	40.37	N18°43'12"W
C2065	4°10'14"	693.00	64.59	N09°03'32"W
C2066	2°42'35"	693.00	42.83	N02°04'07"W
C2061	2°01'10"	1125.00	39.65	N11°01'14"W
C2062	2°51'27"	1125.00	49.56	N13°07'30"W
C2063	2°51'27"	1125.00	49.56	N10°07'30"W
C2064	2°54'11"	1125.00	58.59	N16°20'34"W
C2065	1°51'38"	1125.00	38.48	N18°43'12"W

**CURVE TABLE**

NUMBER	DELTA ANGLE	ARC	CHORD	CHORD BEARING
C1597	1°08'38"	1445.00	391.83	N17°54'42"E
C1456	1°42'38"	772.50	38.53	N02°04'07"W
C1534	0°15'14"	580.00	53.17	S02°52'30"E
C1650	0°04'38"	1485.50	53.84	S02°08'08"E
C1657	0°31'39"	1125.00	49.56	N09°04'58"W
C1703	1°31'31"	1305.50	34.75	S18°53'12"E
C1704	0°17'18"	1305.50	62.10	S18°58'50"E
C1705	1°57'38"	1305.50	44.66	S14°51'38"E
C1706	1°57'38"	1305.50	44.66	S12°53'50"E
C1707	1°57'38"	1305.50	44.66	S10°56'14"E
C1708	1°57'38"	1305.50	44.66	S08°58'38"E
C1709	1°57'38"	1305.50	44.66	S06°58'38"E
C1710	1°05'01"	171.00	20.59	S19°40'39"E
C1711	4°05'39"	69.00	52.05	S07°17'21"E
C1712	0°38'42"	18.00	17.90	S85°36'56"E
C1713	0°10'09"	12.00	17.00	N39°28'38"E
C1714	1°57'38"	1445.00	49.45	N10°58'14"W
C1746	1°47'01"	1445.00	45.96	S18°45'07"E
C1747	0°02'01"	1445.00	52.14	S18°50'01"E
C1748	1°44'58"	1445.00	44.70	S14°58'24"E
C1749	1°44'58"	1445.00	44.70	S13°11'38"E
C1750	1°44'58"	1445.00	44.70	S11°28'40"E
C1751	1°44'58"	1445.00	44.70	S09°41'48"E
C1752	1°44'58"	1445.00	44.70	S07°50'58"E
C1753	1°57'39"	1445.00	37.49	S09°50'38"E
C1754	0°42'38"	12.00	16.94	S00°31'14"E
C1763	1°47'50"	1608.00	50.37	N18°45'03"W
C1888	0°39'04"	580.00	6.59	S01°02'21"E
C1887	0°15'14"	580.00	53.17	S09°14'44"E
C1886	4°48'34"	580.00	48.33	S14°15'38"E

MATCH LINE SEE SHEET 21

MATCH LINE SEE SHEET 23

MATCH LINE SEE SHEET 25

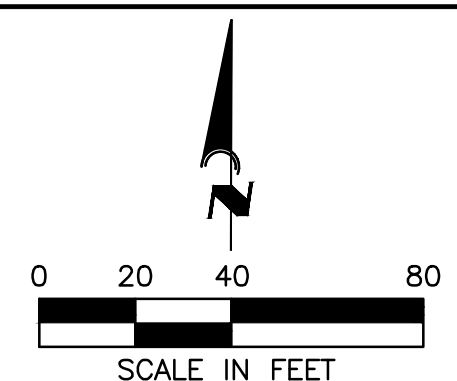
NO.	REV. DATE	REVISION DESCRIPTION	BY
4	10/21/21	CHANGES PER COUNTY AND CITY COMMENTS	CD
3	06/22/20	RESPONSE TO CITY PRELIM PLAT COMMENTS	CD

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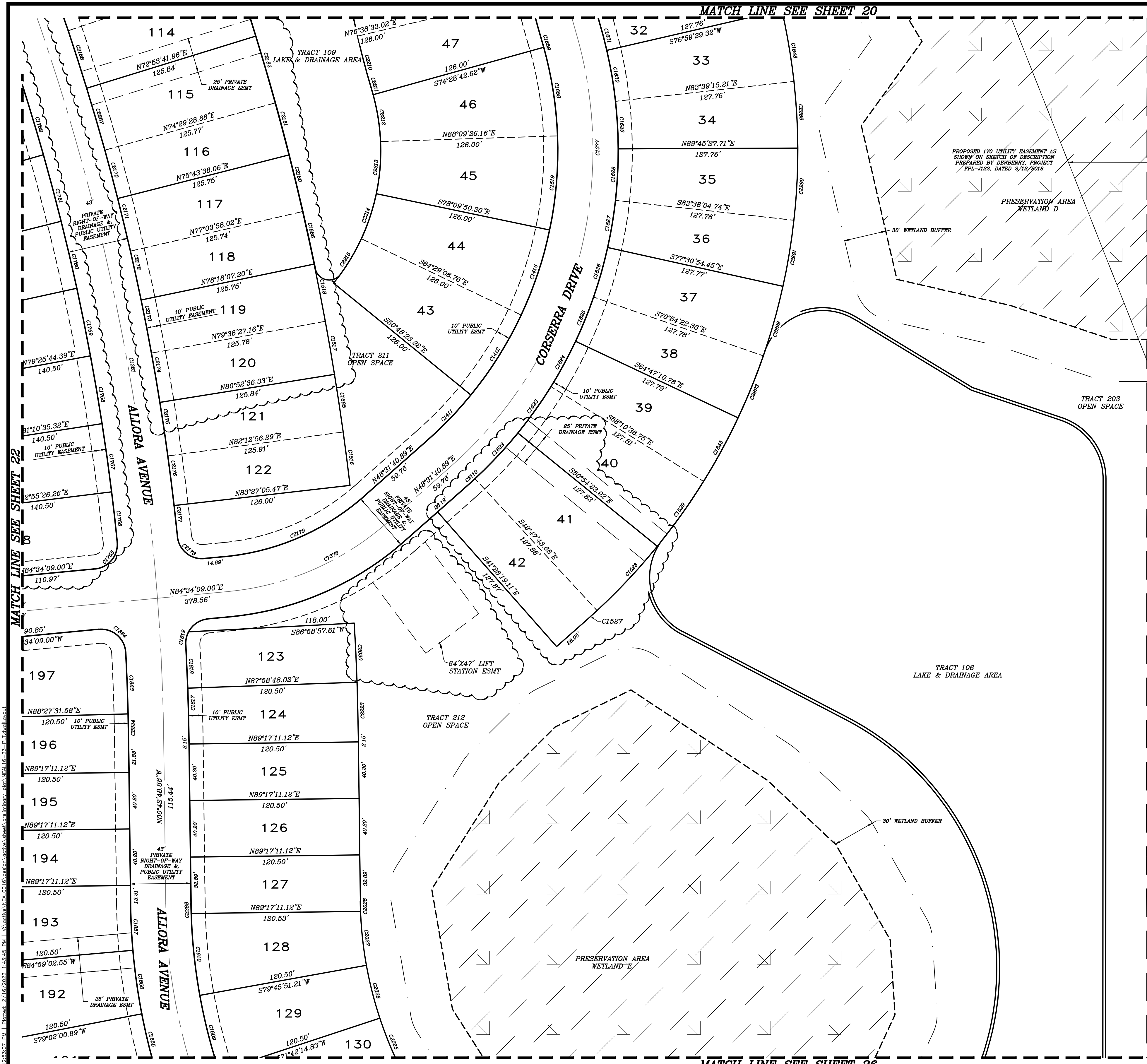
**BORDER ROAD INVESTMENTS, LLC**  
 VISTERA OF VENICE  
**PRELIMINARY PLAT**

HORIZONTAL SCALE:	1" = 40'
VERTICAL SCALE:	N/A
VERTICAL DATUM:	NGVD 1929
PROJECT NUMBER:	NEAL0016
SHEET NUMBER:	22

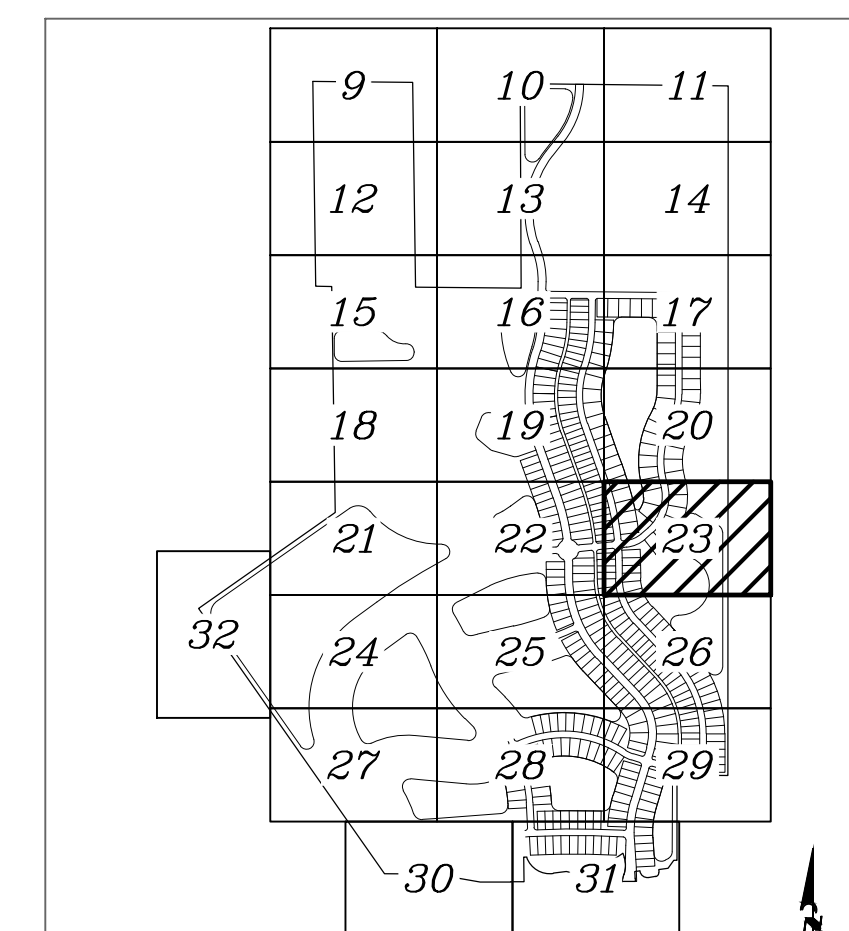
PROJECT ENGINEER:  
**BOBBI R. CLAYBROOKE, P.E.**  
 DATE: 02/24/2022  
 FLORIDA P.E. No. 90804



MATCH LINE SEE SHEET 20



NUMBER	DELTA ANGLE	ARC	CHORD	CHORD BEARING
C1377	65°08'40"	300.00	303.02	N16°57'21"E
C1378	38°02'28"	200.00	183.74	N85°38'05"E
C1381	15°21'18"	183.00	435.79	N11°58'18"W
C1411	8°20'04"	275.00	44.75	N43°51'39"E
C1412	14°02'31"	275.00	67.23	N35°10'21"E
C1413	13°19'58"	275.00	63.77	N19°38'30"E
C1414	11°12'20"	1815.68	38.29	N97°18'00"W
C1417	11°12'20"	1815.68	38.28	N24°49'01"W
C1418	11°18'31"	1815.68	41.47	N11°04'31"W
C1419	14°02'31"	275.00	67.23	N04°48'04"E
C1427	1°20'27"	448.07	10.44	N47°00'42"E
C1428	8°03'40"	448.07	62.71	N43°08'39"E
C1429	7°17'25"	448.07	56.78	N35°28'08"E
C1430	8°03'36"	396.50	55.73	N14°15'07"W
C1431	8°27'59"	396.50	58.54	N09°00'09"W
C1432	1°18'23"	1848.00	37.60	N01°28'00"W
C1433	1°04'30"	1848.00	35.99	N03°33'30"W
C1434	3°05'24"	172.00	3.38	N15°28'34"E
C1435	8°02'47"	318.00	44.62	N42°10'53"E
C1436	7°18'14"	318.00	40.51	N32°20'21"E
C1437	6°38'54"	318.00	36.69	N28°32'47"E
C1438	6°07'31"	318.00	33.98	N22°10'04"E
C1439	6°38'54"	318.00	36.69	N15°48'21"E
C1440	6°07'31"	318.00	33.98	N09°28'08"E
C1441	6°38'55"	318.00	36.69	N03°03'55"E
C1442	6°08'30"	318.00	33.89	N01°17'47"W
C1443	6°38'34"	448.07	51.43	N28°31'08"E
C1444	6°38'05"	448.07	51.62	N09°39'47"W
C1445	13°19'58"	275.00	63.77	N29°31'49"E
C1446	11°12'20"	275.00	5.38	N15°28'34"E
C1447	11°18'31"	1815.68	41.47	N03°23'30"W
C1448	11°12'20"	1815.68	38.28	N12°20'01"W
C1449	9°02'58"	17.50	24.83	N39°23'11"E
C1450	1°16'47"	1806.00	35.87	N08°28'10"W
C1451	1°44'51"	1806.00	48.98	N07°58'59"W
C1452	1°44'51"	1806.00	48.98	N04°13'00"W
C1453	1°44'51"	1806.00	48.98	N11°28'41"W
C1454	1°44'51"	1806.00	48.98	N17°11'38"W
C1455	1°44'51"	1806.00	48.98	N14°58'33"W
C1456	2°02'20"	1806.00	57.14	N14°49'58"W
C1457	8°03'36"	275.00	38.79	N14°15'07"W
C1458	8°00'19"	275.00	38.53	N03°13'59"W
C1459	1°31'24"	276.00	7.31	N01°28'18"E
C1460	1°32'30"	1771.34	45.07	N02°41'59"W
C1461	1°19'28"	318.00	7.35	N47°51'09"E
C1462	1°29'28"	1848.00	42.98	S17°51'08"E
C1463	1°14'59"	1848.00	35.87	S14°53'27"E
C1464	1°20'20"	1848.00	38.53	S13°38'12"E
C1465	1°14'59"	1848.00	35.87	S12°18'07"E
C1466	1°20'20"	1848.00	38.53	S11°01'43"E
C1467	1°14'59"	1848.00	35.87	S09°44'38"E
C1468	1°20'20"	1848.00	38.53	S08°27'14"E
C1469	1°14'59"	1848.00	35.87	S07°09'59"E
C1470	8°23'04"	17.50	24.87	S25°28'12"E
C1471	38°02'28"	175.00	108.28	N88°38'05"E
C1472	11°18'31"	1815.68	41.47	N13°35'31"W
C1473	11°12'20"	1815.68	38.28	N14°51'01"W
C1474	1°33'38"	1815.68	49.45	N14°14'04"W
C1475	3°31'18"	855.50	40.28	S14°51'21"E
C1476	3°31'18"	855.50	40.28	S14°51'21"E
C1477	13°00'30"	149.00	33.76	S09°01'02"E
C1478	14°50'59"	149.00	37.22	S04°39'41"W
C1479	13°00'30"	149.00	33.76	S18°28'25"W
C1480	14°20'57"	149.00	37.22	S32°01'08"W



KEY MAP

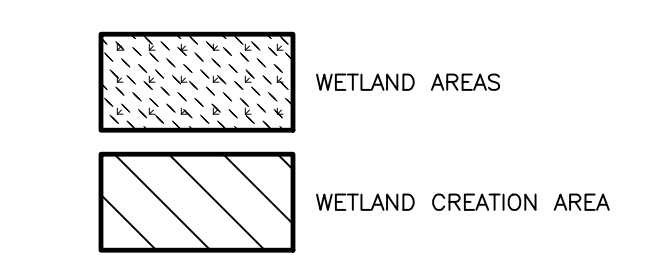
MATCH LINE SEE SHEET 22

MATCH LINE SEE SHEET 26

PROPERTY BOUNDARY

5' LANDSCAPE BUFFER  
PID #0389-001-001  
TRACT 512  
Owner: Border And Jacaranda Holdings, Lc  
10' PEOPLES GAS EASEMENT PER ORI #2006052330

LEGEND:



REV. No.	REV. DATE	REVISION DESCRIPTION	BY	REV. No.	REV. DATE	REVISION DESCRIPTION	BY
4	10/21/21	CHANGES PER COUNTY AND CITY COMMENTS	CD				
3	06/22/20	RESPONSE TO CITY PRELIM PLAT COMMENTS	CD				

CALL BEFORE YOU DIG!  
"SUNSHINE STATE ONE-CALL CENTER"  
1-800-432-4770  
THE CONTRACTOR SHALL NOTIFY "SUNSHINE STATE ONE-CALL CENTER" AND ALL OTHER UTILITIES FOR LOCATION OF EXISTING FACILITIES PRIOR TO BEGINNING CONSTRUCTION.

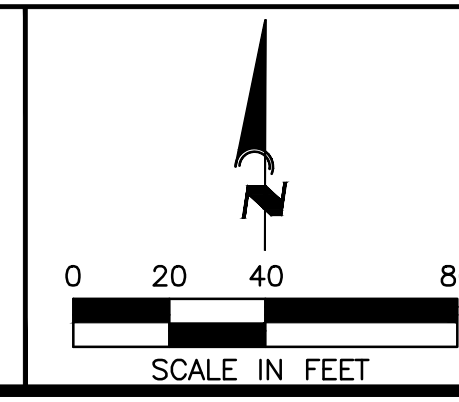
DATE: 04-30-21 CD

PRELIMINARY PLAT

Civil Engineering | Land Surveying

**AM ENGINEERING, LLC.**

8340 Consumer Court Sarasota, FL 34240  
Phone: (941) 377-9178 | www.amengllc.com  
CA #33105 | LB #4334



BORDER ROAD INVESTMENTS, LLC

VISTERA OF VENICE

PRELIMINARY PLAT

HORIZONTAL SCALE:	1" = 40'
VERTICAL SCALE:	N/A
VERTICAL DATUM:	NGVD 1929
PROJECT NUMBER:	NEAL0016
SHEET NUMBER:	23

PROJECT ENGINEER:

BOBBI R. CLAYBROOKE, P.E.  
DATE: \_\_\_\_\_  
FLORIDA P.E. No. 90804

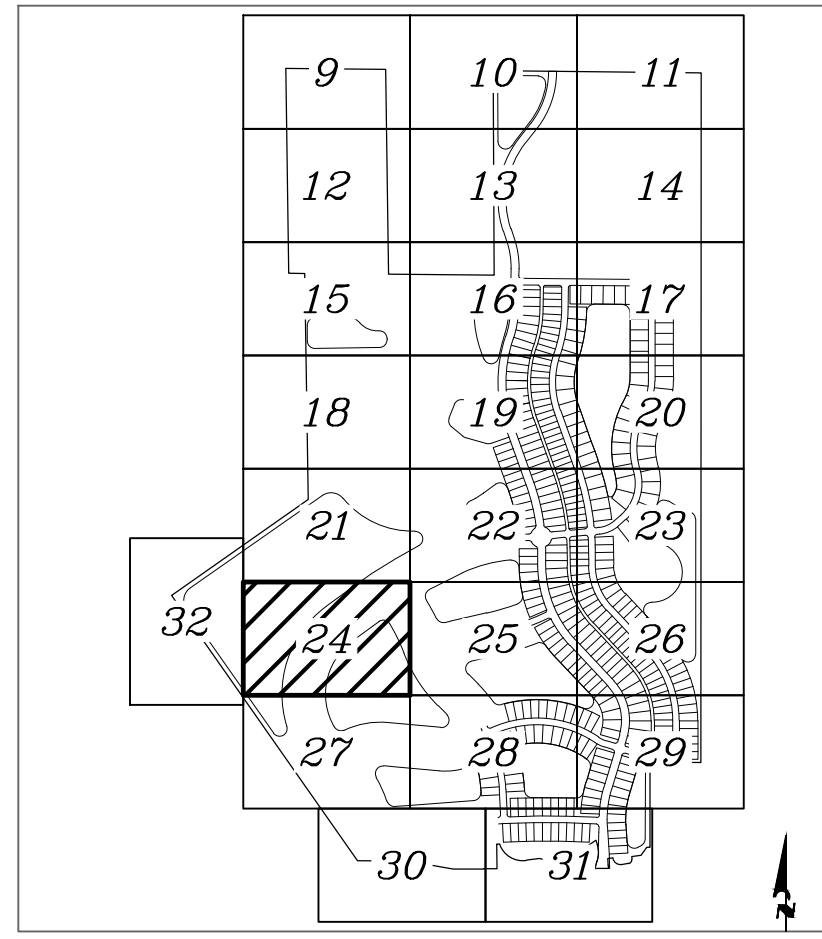


MATCH LINE SEE SHEET 21

TRACT 108  
LAKE & DRAINAGE AREA

TRACT 202  
OPEN SPACE

TRACT 105  
LAKE & DRAINAGE AREA



KEY MAP

MATCH LINE SEE SHEET 32

MATCH LINE SEE SHEET 25

MATCH LINE SEE SHEET 27

LEGEND:

- WETLAND AREAS
- WETLAND CREATION AREA

CALL BEFORE YOU DIG!  
"SUNSHINE STATE ONE-CALL CENTER"  
1-800-432-4770

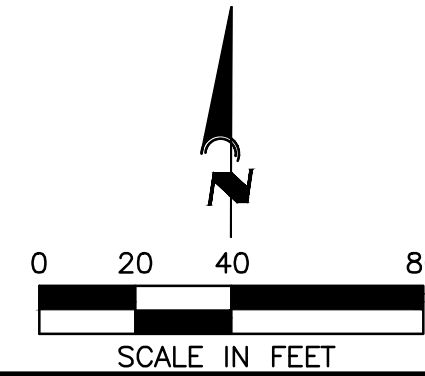
THE CONTRACTOR SHALL NOTIFY "SUNSHINE STATE ONE-CALL CENTER" AND ALL OTHER UTILITIES FOR LOCATION OF EXISTING FACILITIES PRIOR TO BEGINNING CONSTRUCTION.

ISSUE DATE: **04-30-21** ISSUED BY: **CD**

PRELIMINARY PLAT



Civil Engineering | Land Surveying  
8340 Consumer Court Sarasota, FL 34240  
Phone: (941) 377-9178 | www.amengfl.com  
CA #33105 | LB #4334



OWNER:	BORDER ROAD INVESTMENTS, LLC
PROJECT:	VISTERA OF VENICE
TITLE:	PRELIMINARY PLAT

HORIZONTAL SCALE:	1" = 40'
VERTICAL SCALE:	N/A
VERTICAL DATUM:	NGVD 1929
PROJECT NUMBER:	NEAL0016
SHEET NUMBER:	24

PROJECT ENGINEER:	BOBBI R. CLAYBROOKE, P.E.
DATE:	
FLORIDA P.E. No.:	90804

REV. No.	REV. DATE	REVISION DESCRIPTION	BY

Civil Engineering: 2021, Sheet: 4/29/2022, 8:32:16 AM, I:\Projects\2112\2022-1-4-2021.dwg, I:\Projects\2112\2022-1-4-2021.dwg, I:\Projects\2112\2022-1-4-2021.dwg, I:\Projects\2112\2022-1-4-2021.dwg



MATCH LINE SEE SHEET 22

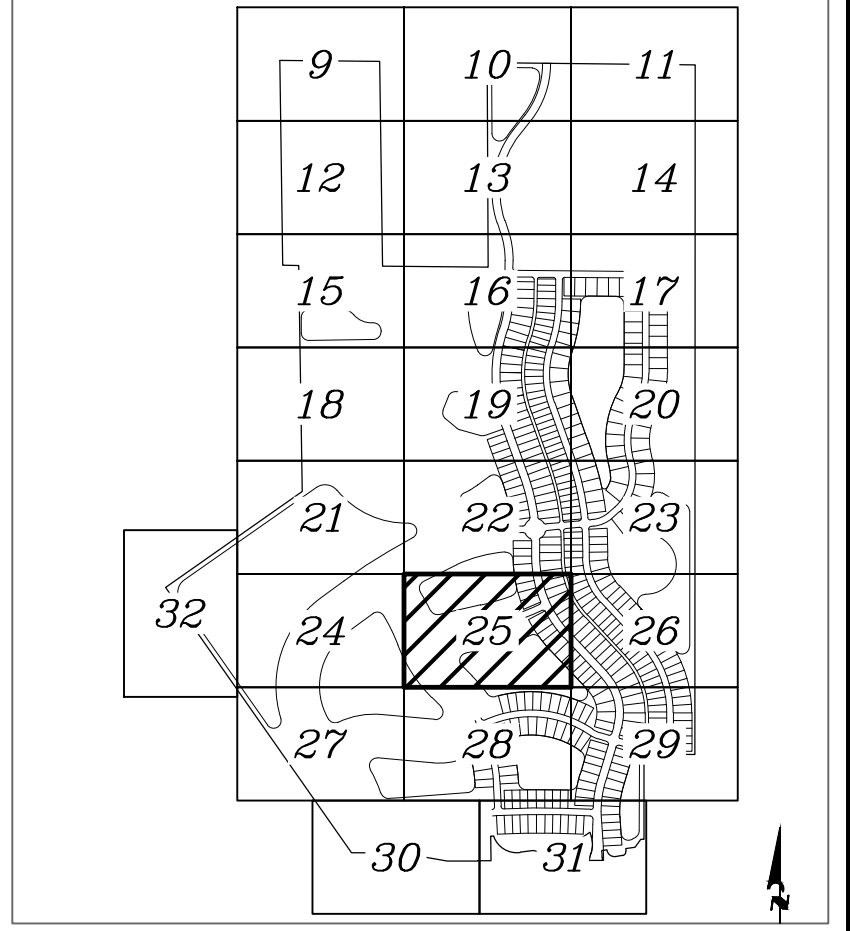
TRACT 202  
OPEN SPACE

TRACT 107  
LAKE & DRAINAGE AREA

TRACT 202  
OPEN SPACE

MATCH LINE SEE SHEET 24

MATCH LINE SEE SHEET 26



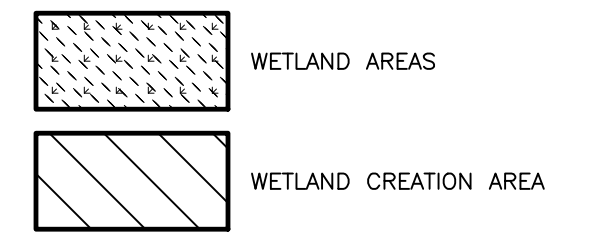
KEY MAP

TRACT 105  
LAKE & DRAINAGE AREA

TRACT 104  
LAKE & DRAINAGE AREA

NUMBER	DELTA ANGLE	ARC	CHORD	CHORD BEARING
C1371	4°28'33"	748.50	597.83	N81°07'00"W
C1458	4°18'40"	883.00	87.44	N81°11'08"W
C1459	3°20'39"	1778.50	118.85	N80°42'14"W
C1460	0°22'48"	18.00	18.59	N21°14'02"E
C1461	3°27'33"	772.50	48.83	N20°45'04"W
C1463	3°27'43"	772.50	48.81	N1°24'44"W
C1889	4°48'34"	580.00	48.33	S1°28'18"E
C1830	4°48'34"	580.00	48.33	S83°48'48"E
C1831	4°48'34"	580.00	48.33	S88°35'18"E
C1878	4°48'34"	720.50	80.04	S14°15'38"E
C1879	4°48'34"	720.50	80.04	S1°28'18"E
C1880	4°48'34"	720.50	80.04	S83°48'48"E
C1881	4°48'34"	720.50	80.04	S88°35'18"E
C1882	4°48'34"	720.50	80.04	S33°21'33"E
C1883	4°48'34"	720.50	80.04	S88°35'18"E
C1884	3°27'33"	720.50	33.45	S41°51'33"E
C1946	3°27'33"	580.00	48.89	S1°28'18"E
C1947	3°27'33"	580.00	48.89	S83°30'00"E
C2055	1°14'55"	883.00	18.47	N48°33'54"W
C2056	3°27'43"	883.00	58.58	N40°07'35"W
C2057	3°27'43"	883.00	58.58	N38°29'53"W
C2058	3°27'43"	883.00	58.58	N38°52'10"W
C2059	3°27'43"	883.00	58.58	N29°14'28"W
C2060	3°27'43"	772.50	48.81	N1°12'38"W
C2061	4°10'14"	772.50	58.58	N09°40'43"W
C2062	3°27'43"	883.00	58.58	N1°12'38"W
C2063	3°27'43"	883.00	58.58	N1°24'44"W
C2064	4°10'14"	883.00	64.89	N09°40'43"W

LEGEND:



MATCH LINE SEE SHEET 28

REV. No.	REV. DATE	REVISION DESCRIPTION	BY	ΔREV. No.	REV. DATE	REVISION DESCRIPTION	BY
4	10/21/21	CHANGES PER COUNTY AND CITY COMMENTS	CD				
3	06/22/20	RESPONSE TO CITY PRELIM PLAT COMMENTS	CD				

CALL BEFORE YOU DIG!  
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1-800-432-4770  
THE CONTRACTOR SHALL NOTIFY "SUNSHINE STATE ONE-CALL CENTER" AND ALL OTHER UTILITIES FOR LOCATION OF EXISTING FACILITIES PRIOR TO BEGINNING CONSTRUCTION.

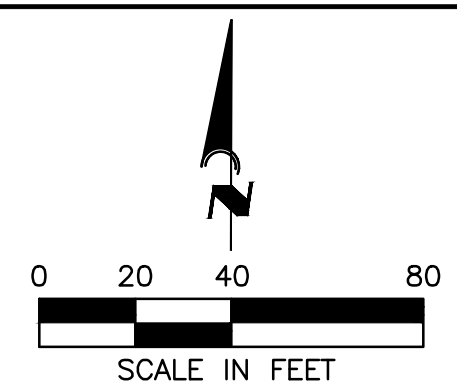
ISSUE DATE: **04-30-21** CD

**PRELIMINARY PLAT**

Civil Engineering | Land Surveying

**AM ENGINEERING, LLC.**

8340 Consumer Court Sarasota, FL 34240  
Phone: (941) 377-9178 | www.amengfl.com  
CA #33105 | LB #4334



OWNER: **BORDER ROAD INVESTMENTS, LLC**

PROJECT: **VISTERA OF VENICE**

TITLE: **PRELIMINARY PLAT**

HORIZONTAL SCALE: **1" = 40'**

VERTICAL SCALE: **N/A**

VERTICAL DATUM: **NGVD 1929**

PROJECT NUMBER: **NEAL0016**

SHEET NUMBER: **25**

PROJECT ENGINEER:

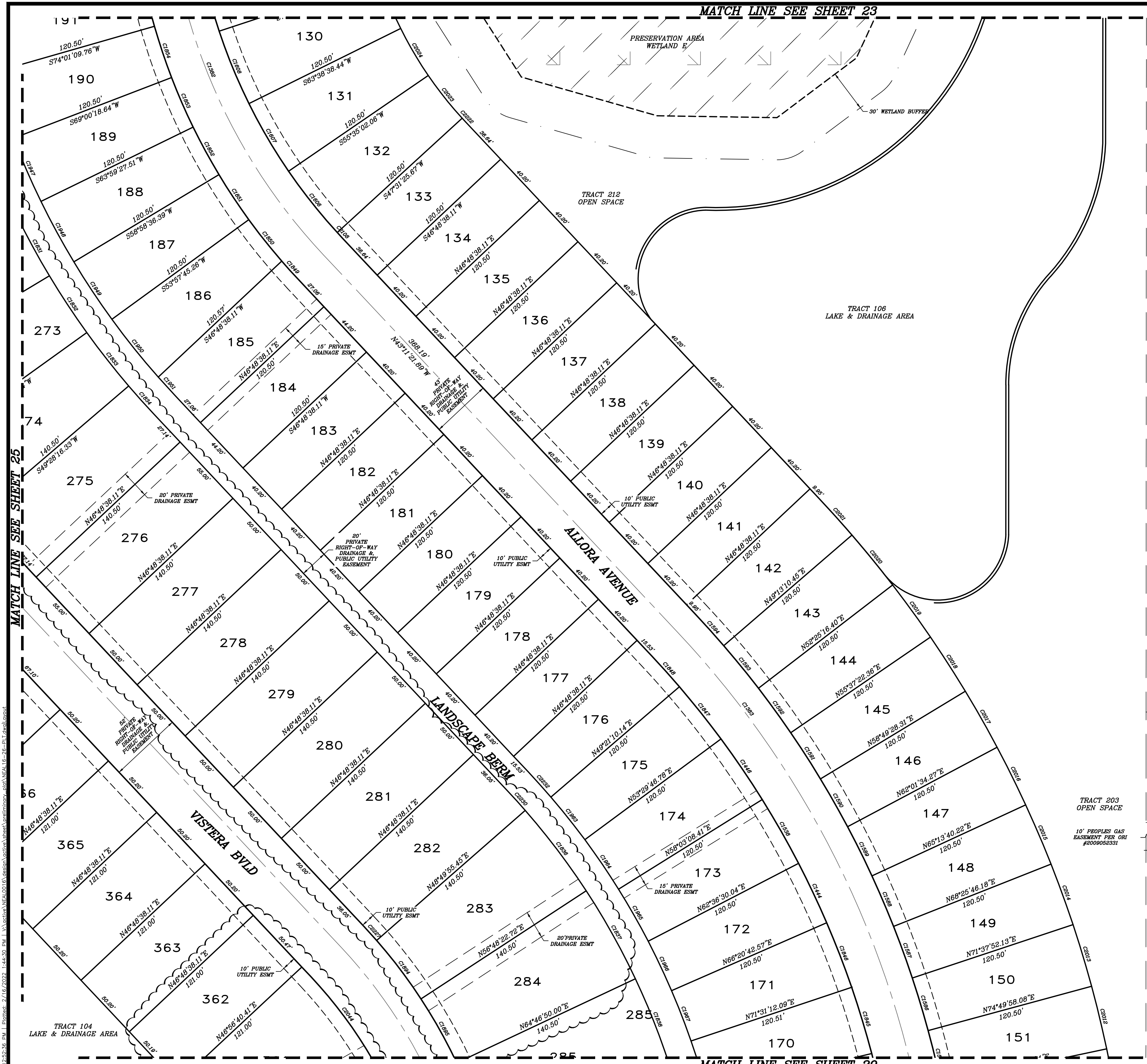
**BOBBI R. CLAYBROOKE, P.E.**

DATE: \_\_\_\_\_

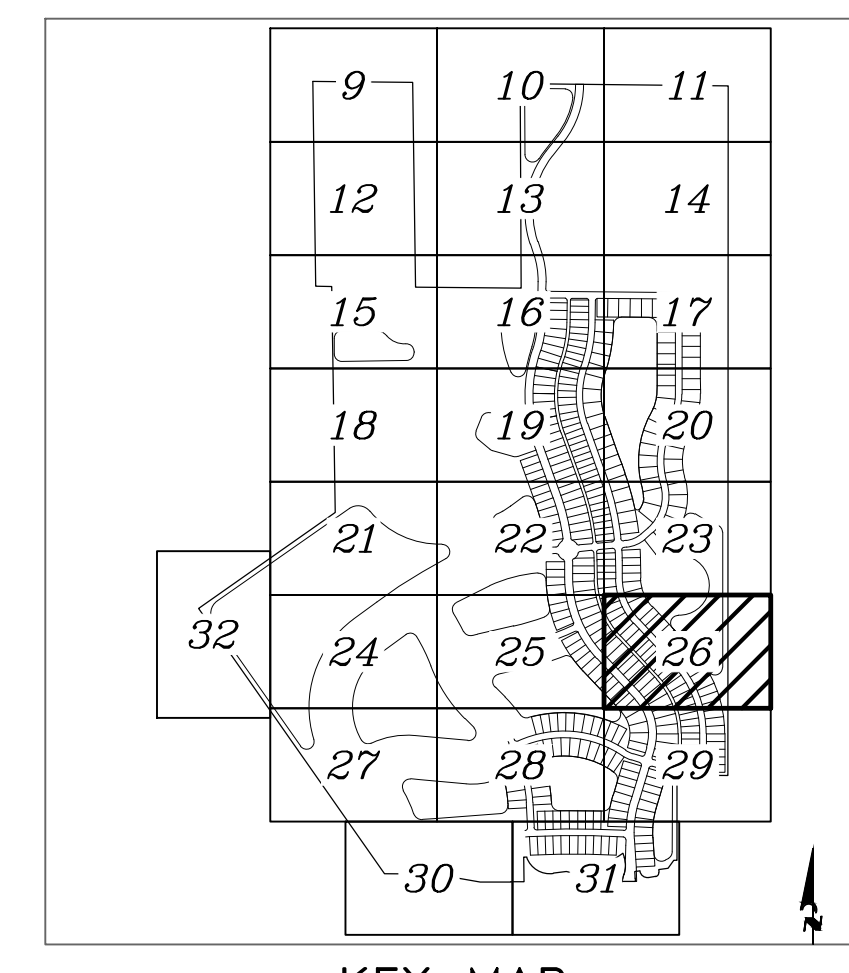
FLORIDA P.E. No. **90804**



MATCH LINE SEE SHEET 23



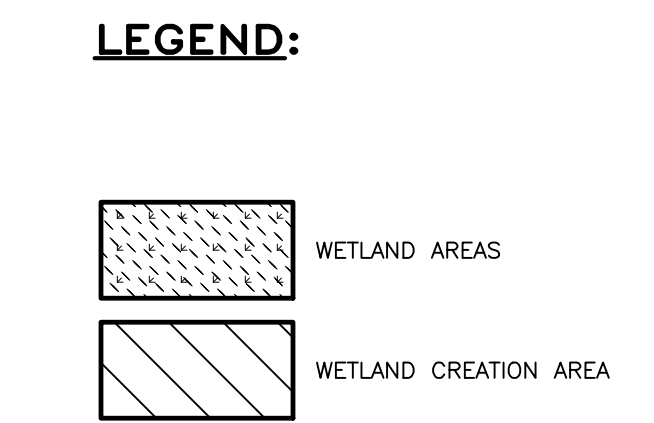
NUMBER	DELTA ANGLE	ARC	CHORD	CHORD BEARING
C1382	42°58'33"	414.50	300.30	N21°07'06"W
C1383	43°12'00"	661.50	501.94	N21°34'36"W
C1444	4°04'53"	658.50	48.75	N89°21'04"W
C1445	4°33'28"	658.50	52.18	N34°13'30"W
C1538	4°03'28"	658.50	52.18	N34°04'11"W
C1539	3°12'06"	659.50	39.08	N14°44'26"W
C1547	3°12'06"	659.50	39.08	N12°54'11"W
C1588	3°12'06"	659.50	39.08	N37°01'17"W
C1589	3°12'06"	659.50	39.08	N38°23'23"W
C1590	3°12'06"	659.50	39.08	N39°34'39"W
C1591	3°12'06"	659.50	39.08	N39°44'36"W
C1592	3°12'06"	659.50	39.08	N39°54'41"W
C1593	3°12'06"	659.50	39.08	N39°04'47"W
C1594	2°24'38"	659.50	39.41	N41°58'06"W
C1605	0°03'36"	396.50	55.73	N38°28'48"W
C1607	0°03'36"	396.50	55.73	N39°01'10"W
C1608	0°03'36"	396.50	55.73	N39°12'23"W
C1632	4°44'34"	580.00	48.33	S33°23'33"E
C1633	4°44'34"	580.00	48.33	S38°08'27"E
C1634	3°38'38"	580.00	36.63	S41°51'33"E
C1636	7°58'27"	518.00	71.78	S37°01'51"E
C1637	7°58'27"	518.00	71.78	S39°12'34"E
C1638	7°18'38"	518.00	65.49	S31°34'31"E
C1639	7°18'38"	518.00	65.49	S14°18'12"E
C1845	4°18'05"	658.50	49.27	N18°51'30"W
C1846	4°18'05"	658.50	49.27	N21°08'35"W
C1847	4°08'37"	658.50	47.87	N38°34'38"W
C1848	2°23'28"	658.50	29.13	N41°50'36"W
C1849	2°14'08"	439.50	17.14	N49°01'19"W
C1850	4°50'31"	439.50	37.70	N39°28'45"W
C1851	0°00'31"	439.50	38.45	N33°21'48"W
C1852	0°00'31"	439.50	38.45	N38°30'58"W
C1853	0°00'31"	439.50	38.45	N39°30'27"W
C1854	0°00'31"	439.50	38.45	N18°28'16"W
C1855	0°00'31"	439.50	38.45	N13°28'35"W
C1894	7°58'27"	375.50	62.22	S37°01'51"E
C1895	7°58'27"	375.50	62.22	S39°12'34"E
C1896	7°18'38"	375.50	47.86	S31°34'31"E
C1940	0°00'31"	580.00	48.99	N39°01'19"W
C1941	0°00'31"	580.00	48.99	S33°21'48"E
C1950	0°23'33"	580.00	52.74	S38°44'11"E
C1951	1°42'14"	580.00	17.14	S47°18'42"E
C1953	4°08'37"	538.00	38.75	S38°34'38"E
C1954	4°33'28"	538.00	42.61	S41°3'38"E
C1955	4°33'28"	538.00	42.61	S39°40'11"E
C1956	4°09'31"	538.00	38.90	S35°18'44"E
C1957	4°08'18"	538.00	38.39	S31°10'30"E
C1958	4°08'18"	538.00	38.39	S17°04'38"E
C2013	3°12'06"	820.00	45.82	N38°44'06"W
C2014	3°12'06"	820.00	45.82	N18°58'11"W
C2015	3°12'06"	820.00	45.82	N39°11'17"W
C2016	3°12'06"	820.00	45.82	N39°22'23"W
C2017	3°12'06"	820.00	45.82	N39°34'39"W
C2018	3°12'06"	820.00	45.82	N39°44'36"W
C2019	3°12'06"	820.00	45.82	N39°54'41"W
C2020	3°12'06"	820.00	45.82	N39°04'47"W
C2021	2°24'38"	820.00	34.47	N41°58'06"W
C2023	0°03'36"	376.00	38.79	N38°28'48"W
C2024	0°03'36"	376.00	38.79	N39°01'10"W
C2025	0°03'36"	376.00	38.79	N39°12'23"W
C2026	0°42'48"	396.50	4.94	N42°48'36"W



KEY MAP

PROPERTY BOUNDARY  
10' PROFILES GAS EASEMENT PER ORI #2009052330

TRACT 203 OPEN SPACE  
10' PROFILES GAS EASEMENT PER ORI #2009052331  
5' TRACT 513 LANDSCAPE BUFFER  
PID #06990-005-1000  
Zoning: PUD  
Owner: Neal Signature Homes, Llc



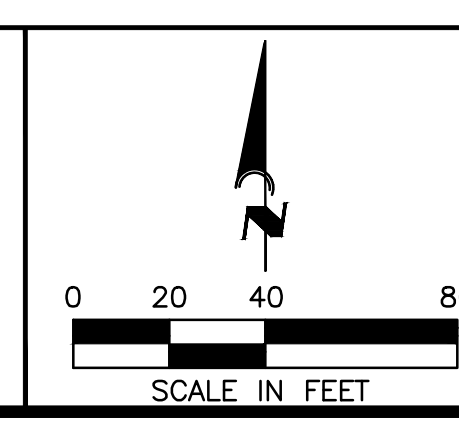
REV. No.	REV. DATE	REVISION DESCRIPTION	BY	REV. No.	REV. DATE	REVISION DESCRIPTION	BY
4	10/21/21	CHANGES PER COUNTY AND CITY COMMENTS	CD				
3	06/22/20	RESPONSE TO CITY PRELIM PLAT COMMENTS	CD				

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1-800-432-4770  
THE CONTRACTOR SHALL NOTIFY "SUNSHINE STATE ONE-CALL CENTER" AND ALL OTHER UTILITIES FOR LOCATION OF EXISTING FACILITIES PRIOR TO BEGINNING CONSTRUCTION.

ISSUE DATE: **04-30-21** CD

**PRELIMINARY PLAT**

**AM ENGINEERING, LLC.**  
Civil Engineering | Land Surveying  
8340 Consumer Court Sarasota, FL 34240  
Phone: (941) 377-9178 | www.amengll.com  
CA #33105 | LB #4334



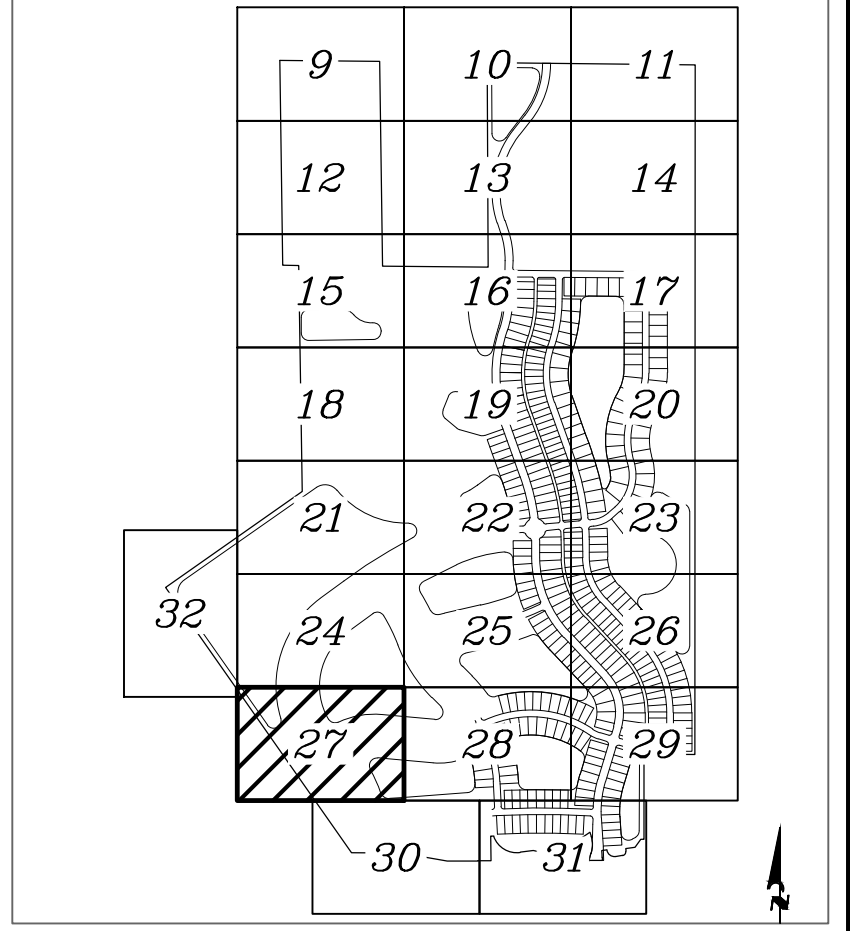
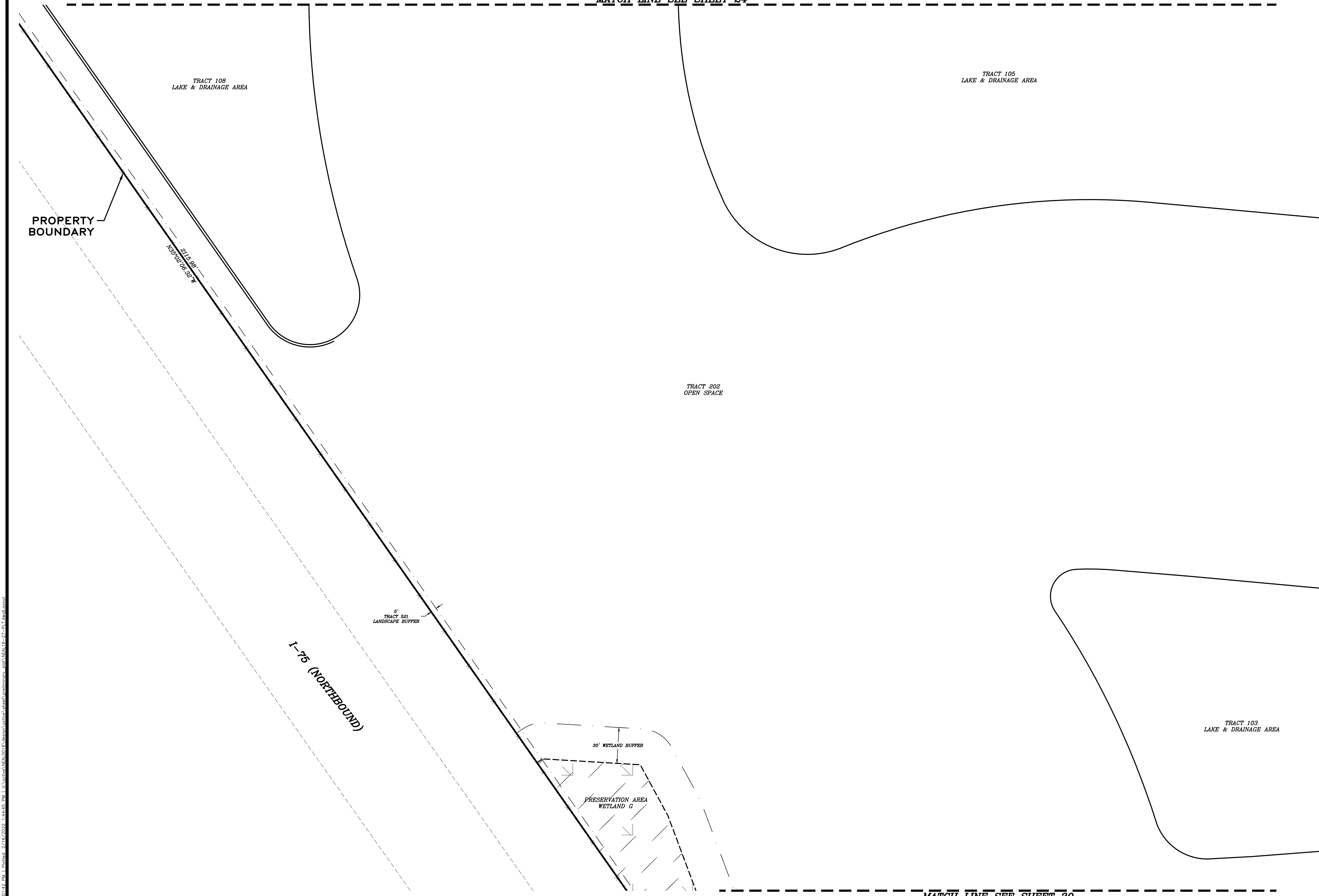
**BORDER ROAD INVESTMENTS, LLC**  
VISTERA OF VENICE  
**PRELIMINARY PLAT**

HORIZONTAL SCALE:	1" = 40'
VERTICAL SCALE:	N/A
VERTICAL DATUM:	NGVD 1929
PROJECT NUMBER:	NEAL0016
SHEET NUMBER:	26

PROJECT ENGINEER:  
BOBBI R. CLAYBROOKE, P.E.  
DATE: \_\_\_\_\_  
FLORIDA P.E. No. 90804



MATCH LINE SEE SHEET 24



KEY MAP

MATCH LINE SEE SHEET 28

**LEGEND:**

- WETLAND AREAS
- WETLAND CREATION AREA

Civil Engineering | Land Surveying | 4/1/2022 | 1:01:42 PM | Plot Size: 24.12x36.00 | Plot Scale: 1"=40' | Plot Title: PRELIMINARY PLAT | Plot Path: I:\Projects\2022\04\01\2022\_04\_01\_101\_42\_Plot.dwg | Plot Date: 02/24/2022 1:01:42 PM | Plot User: BOBBI R. CLAYBROOKE, P.E.

REV. No.	REV. DATE	REVISION DESCRIPTION	BY	REV. No.	REV. DATE	REVISION DESCRIPTION	BY

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ISSUE DATE: **04-30-21**    ISSUED BY: **CD**

**PRELIMINARY PLAT**

Civil Engineering | Land Surveying

**AM ENGINEERING, LLC.**

8340 Consumer Court Sarasota, FL 34240  
 Phone: (941) 377-9178 | www.amengfl.com  
 CA #33105 | LB #4334

SCALE IN FEET

**BORDER ROAD INVESTMENTS, LLC**

**VISTERA OF VENICE**

**PRELIMINARY PLAT**

HORIZONTAL SCALE: 1" = 40'

VERTICAL SCALE: N/A

VERTICAL DATUM: NGVD 1929

PROJECT NUMBER: NEAL0016

SHEET NUMBER: **27**

PROJECT ENGINEER:

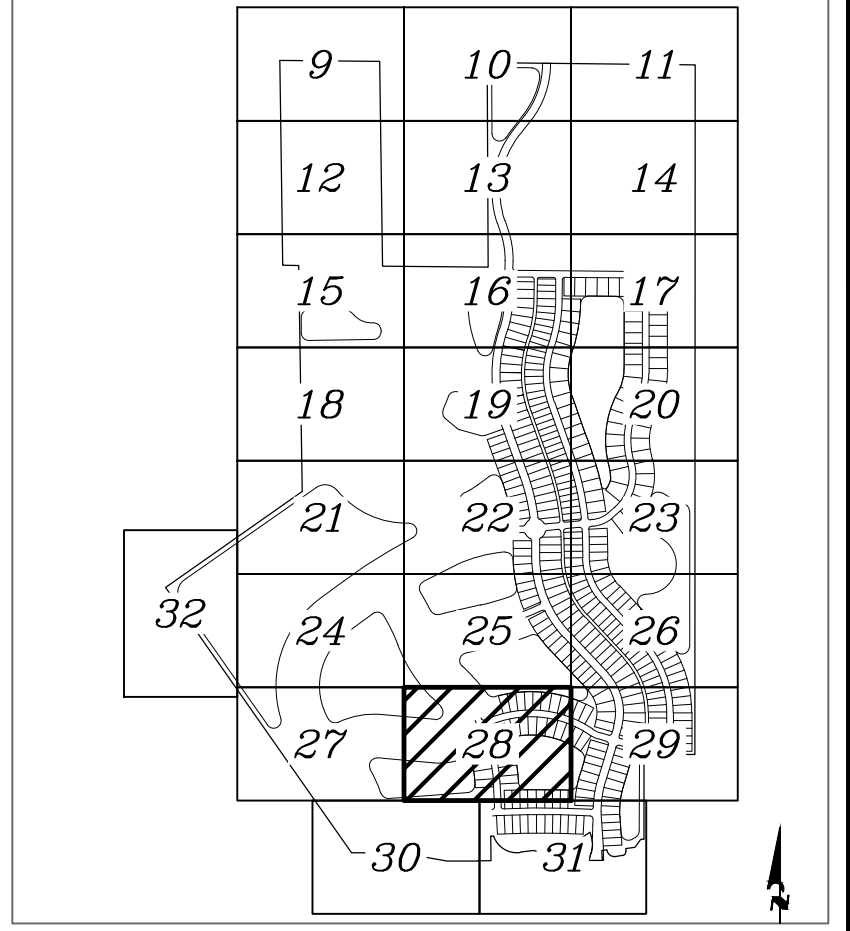
BOBBI R. CLAYBROOKE, P.E.

DATE: \_\_\_\_\_

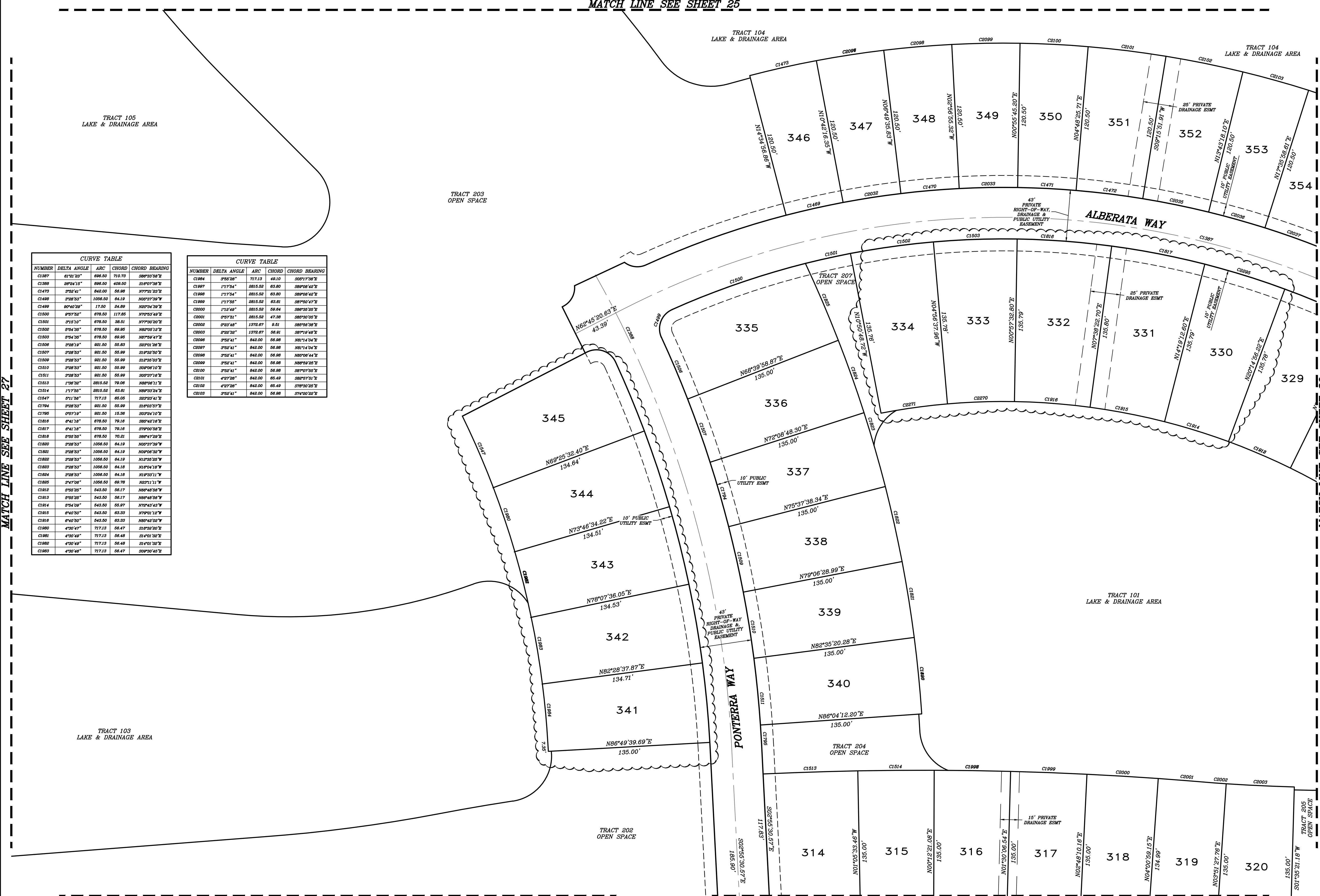
FLORIDA P.E. No. 90804



MATCH LINE SEE SHEET 25



KEY MAP



NUMBER	DELTA ANGLE	ARC	CHORD	CHORD BEARING
C1387	01°31'25"	696.50	710.75	S89°53'38"W
C1388	02°51'15"	806.50	829.50	S10°07'38"W
C1473	3°52'41"	842.00	86.98	N77°21'32"E
C1498	3°28'53"	1056.50	84.19	N05°27'39"W
C1499	00°40'39"	17.50	24.89	N00°34'39"E
C1500	0°57'58"	878.50	117.85	N70°53'49"E
C1501	3°15'10"	878.50	38.51	N77°30'30"E
C1502	0°54'38"	878.50	89.85	N88°00'12"E
C1503	0°54'38"	878.50	89.85	N87°59'47"E
C1504	3°28'18"	881.50	55.83	S83°01'38"E
C1507	3°28'53"	881.50	55.99	S19°32'50"E
C1509	3°28'53"	881.50	55.99	S12°35'50"E
C1510	3°28'53"	881.50	55.99	S09°49'10"E
C1511	3°28'53"	881.50	55.99	S05°07'18"E
C1513	1°30'38"	2815.58	79.08	N08°04'11"E
C1514	1°17'55"	2815.58	83.81	N88°23'34"E
C1547	0°11'58"	717.13	65.05	S89°29'41"E
C1784	3°28'53"	881.50	55.99	S18°03'57"E
C1785	0°57'18"	881.50	15.38	S03°24'10"E
C1816	0°41'18"	878.50	79.16	S85°42'16"E
C1817	0°41'18"	878.50	79.16	S79°00'38"E
C1818	0°55'50"	878.50	70.21	S86°47'29"E
C1880	3°28'53"	1056.50	84.19	N05°27'39"W
C1881	3°28'53"	1056.50	84.19	N09°04'32"W
C1882	3°28'53"	1056.50	84.19	N12°52'32"W
C1883	3°28'53"	1056.50	84.18	N16°04'18"W
C1884	3°28'53"	1056.50	84.18	N19°23'11"W
C1885	3°47'08"	1056.50	89.78	N33°11'11"W
C1812	0°53'28"	543.50	58.17	N88°48'58"E
C1813	0°53'28"	543.50	58.17	N88°48'58"E
C1814	0°54'09"	543.50	55.87	N78°43'43"E
C1815	0°40'50"	543.50	63.33	N79°01'12"E
C1816	0°40'50"	543.50	63.33	N85°42'52"E
C1880	4°30'47"	717.13	58.47	S18°32'20"E
C1881	4°30'48"	717.13	58.48	S14°01'38"E
C1882	4°30'48"	717.13	58.48	S11°41'32"E
C1883	4°30'48"	717.13	58.47	S09°50'42"E

NUMBER	DELTA ANGLE	ARC	CHORD	CHORD BEARING
C1884	3°58'38"	717.13	49.10	S08°17'38"E
C1887	1°17'54"	2815.58	63.80	S89°08'48"E
C1888	1°17'54"	2815.58	63.80	S89°08'48"E
C1889	1°17'55"	2815.58	63.81	S87°50'47"E
C2000	1°12'48"	2815.58	59.84	S89°30'58"E
C2001	0°57'51"	2815.58	47.38	S89°30'58"E
C2002	0°23'48"	1372.87	8.51	S89°58'38"E
C2003	0°22'38"	1372.87	58.81	S87°19'48"E
C2006	3°52'41"	842.00	58.98	N81°14'04"E
C2007	3°52'41"	842.00	58.98	N81°04'44"E
C2008	3°52'41"	842.00	58.98	N80°08'44"E
C2009	3°52'41"	842.00	58.98	N80°59'25"E
C2100	3°52'41"	842.00	58.98	S89°07'55"E
C2101	4°27'38"	842.00	65.49	S88°07'51"E
C2102	4°27'38"	842.00	65.49	S78°50'25"E
C2103	3°52'41"	842.00	58.98	S74°20'28"E

MATCH LINE SEE SHEET 27

MATCH LINE SEE SHEET 29

MATCH LINE SEE SHEET 30

MATCH LINE SEE SHEET 31

REV. No.	REV. DATE	REVISION DESCRIPTION	BY	REV. No.	REV. DATE	REVISION DESCRIPTION	BY
4	10/21/21	CHANGES PER COUNTY AND CITY COMMENTS	CD				
3	06/22/20	RESPONSE TO CITY PRELIM PLAT COMMENTS	CD				

CALL BEFORE YOU DIG!  
 "SUNSHINE STATE ONE-CALL CENTER"  
 1-800-432-4770  
 THE CONTRACTOR SHALL NOTIFY "SUNSHINE STATE ONE-CALL CENTER" AND ALL OTHER UTILITIES FOR LOCATION OF EXISTING FACILITIES PRIOR TO BEGINNING CONSTRUCTION.

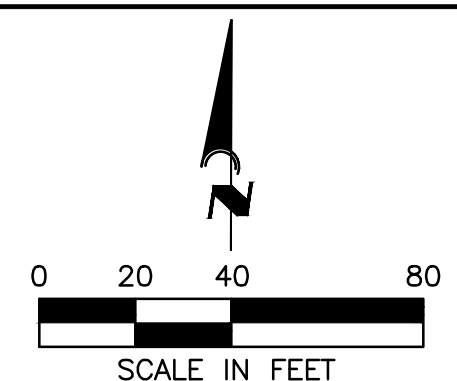
ISSUE DATE: **04-30-21** CD

**PRELIMINARY PLAT**

Civil Engineering | Land Surveying

**AM ENGINEERING, LLC.**

8340 Consumer Court Sarasota, FL 34240  
 Phone: (941) 377-9178 | www.amengll.com  
 CA #33105 | LB #4334



**BORDER ROAD INVESTMENTS, LLC**

**VISTERA OF VENICE**

**PRELIMINARY PLAT**

HORIZONTAL SCALE:	1" = 40'
VERTICAL SCALE:	N/A
VERTICAL DATUM:	NGVD 1929
PROJECT NUMBER:	NEAL0016
SHEET NUMBER:	28

**LEGEND:**

WETLAND AREAS

WETLAND CREATION AREA

PROJECT ENGINEER:

**BOBBI R. CLAYBROOKE, P.E.**

DATE: \_\_\_\_\_

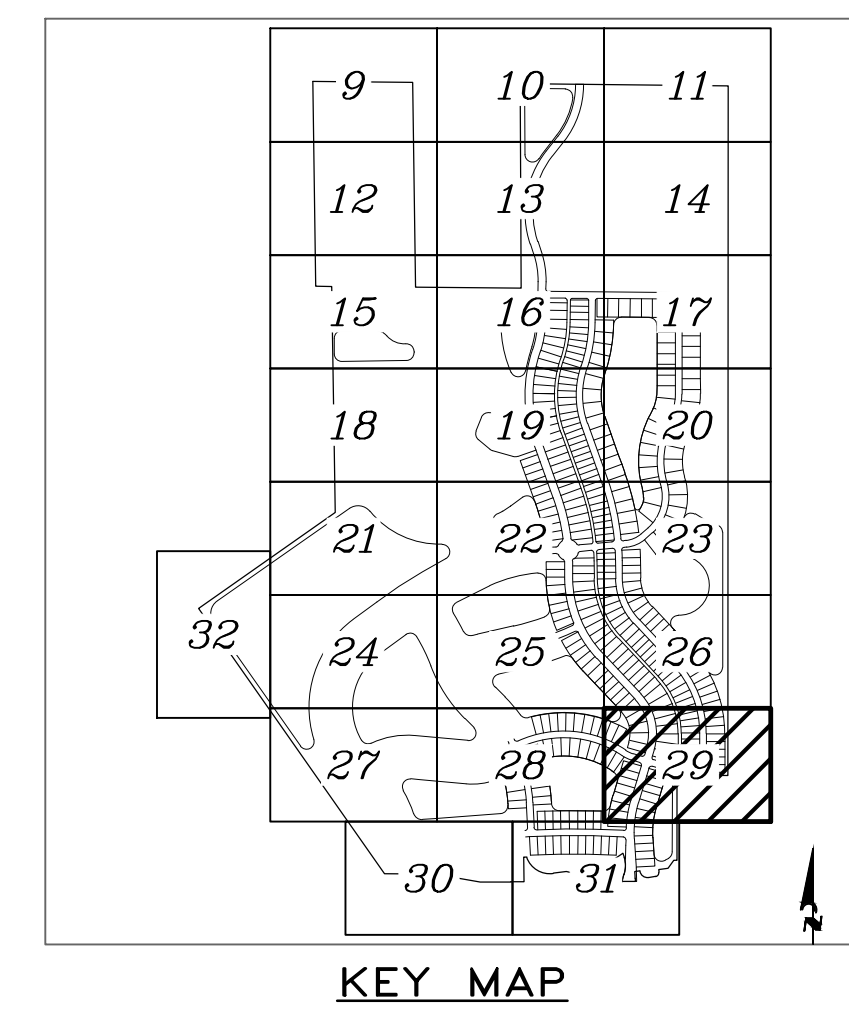
FLORIDA P.E. No. 90804





PLD #0390-005-000  
Zone: RUD  
Owner: Neal Signature Homes, Llc

NUMBER	DELTA ANGLE	ARC	CHORD	CHORD BEARING
C1378	89°48'36"	353.50	356.47	N37°17'08"W
C1379	10°44'54"	696.00	302.89	N80°17'17"W
C1380	80°16'58"	50.00	70.88	N40°10'07"E
C1381	10°16'38"	305.00	55.15	S81°20'12"E
C1382	17°29'30"	303.50	61.89	S84°38'08"E
C1431	90°16'58"	35.00	35.44	N40°10'07"E
C1438	2°33'28"	656.50	29.30	N01°15'06"W
C1487	3°40'48"	302.50	15.48	N1°42'48"E
C1488	13°28'13"	302.50	47.50	N07°33'44"W
C1484	5°08'21"	674.00	60.04	N11°58'03"E
C1491	90°00'00"	17.50	24.75	N81°37'04"E
C1504	0°55'30"	543.50	56.17	N80°53'31"W
C1527	4°08'37"	656.50	47.47	N04°38'08"W
C1577	0°08'21"	674.00	60.04	N06°52'42"E
C1578	2°04'20"	674.00	24.47	N15°34'30"E
C1582	3°12'06"	699.50	39.08	N07°09'47"W
C1583	3°12'06"	699.50	39.08	N07°09'47"W
C1584	3°12'06"	699.50	39.08	N10°21'53"W
C1809	3°43'48"	728.00	47.88	N05°20'30"E
C1810	4°23'38"	728.00	55.68	N09°27'04"E
C1811	4°23'37"	728.00	55.68	N13°50'41"E
C1812	0°34'34"	728.00	7.30	N18°18'47"E
C1840	7°16'38"	618.00	65.49	S07°01'34"E
C1841	3°24'53"	618.00	30.75	S01°40'48"E
C1843	4°08'37"	656.50	47.47	N06°44'45"E
C1844	3°53'24"	656.50	44.59	N12°44'48"E
C1897	7°16'38"	375.50	47.68	S14°18'12"E
C1898	7°16'38"	375.50	47.68	S07°01'34"E
C1899	7°29'00"	375.50	49.01	S00°21'14"E
C1900	7°42'31"	375.50	60.48	S07°30'11"E
C1901	4°48'48"	375.50	31.54	S14°18'40"E
C1907	4°08'18"	180.00	18.84	S87°38'48"E
C1918	2°04'20"	653.00	20.10	S15°34'38"W
C1919	0°08'21"	653.00	49.31	S11°58'03"W
C1970	4°08'37"	638.00	38.75	S08°44'45"E
C1971	4°08'37"	638.00	38.75	S04°38'08"W
C1972	2°30'28"	638.00	23.93	S01°10'08"E
C2005	0°28'42"	661.00	8.44	S18°20'13"W
C2006	4°22'44"	661.00	65.79	S13°52'00"W
C2007	4°22'53"	661.00	65.68	S09°59'14"W
C2009	3°12'06"	680.00	45.82	N03°07'47"W
C2010	3°12'06"	680.00	45.82	N07°09'47"W
C2011	3°12'06"	680.00	45.82	N10°21'53"W
C2012	3°12'06"	680.00	45.82	N18°53'38"W
C2051	13°37'53"	202.50	48.08	N05°59'30"E
C2058	15°41'28"	202.50	55.88	N28°08'35"E
C2059	10°41'28"	202.50	55.88	N28°08'35"E
C2054	13°12'03"	202.50	48.55	N38°35'30"E
C2104	3°52'41"	642.00	56.88	S10°37'44"E
C2105	3°52'41"	642.00	56.88	S05°35'01"E
C2108	3°52'41"	642.00	56.88	S08°42'30"E
C2107	2°28'16"	699.50	89.15	N01°10'00"W



KEY MAP

**LEGEND:**

	WETLAND AREAS
	WETLAND CREATION AREA

REV. No.	REV. DATE	REVISION DESCRIPTION	BY
4	10/21/21	CHANGES PER COUNTY AND CITY COMMENTS	CD
3	06/22/20	RESPONSE TO CITY PRELIM PLAT COMMENTS	CD

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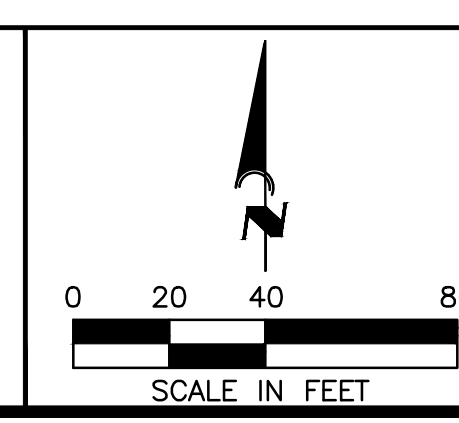
ISSUE DATE: **04-30-21** CD

**PRELIMINARY PLAT**

Civil Engineering | Land Surveying

**AM ENGINEERING, LLC.**

8340 Consumer Court Sarasota, FL 34240  
Phone: (941) 377-9178 | www.amengll.com  
CA #33105 | LB #4334



**BORDER ROAD INVESTMENTS, LLC**

**VISTERA OF VENICE**

**PRELIMINARY PLAT**

HORIZONTAL SCALE:	1" = 40'
VERTICAL SCALE:	N/A
VERTICAL DATUM:	NGVD 1929
PROJECT NUMBER:	NEAL0016
SHEET NUMBER:	29

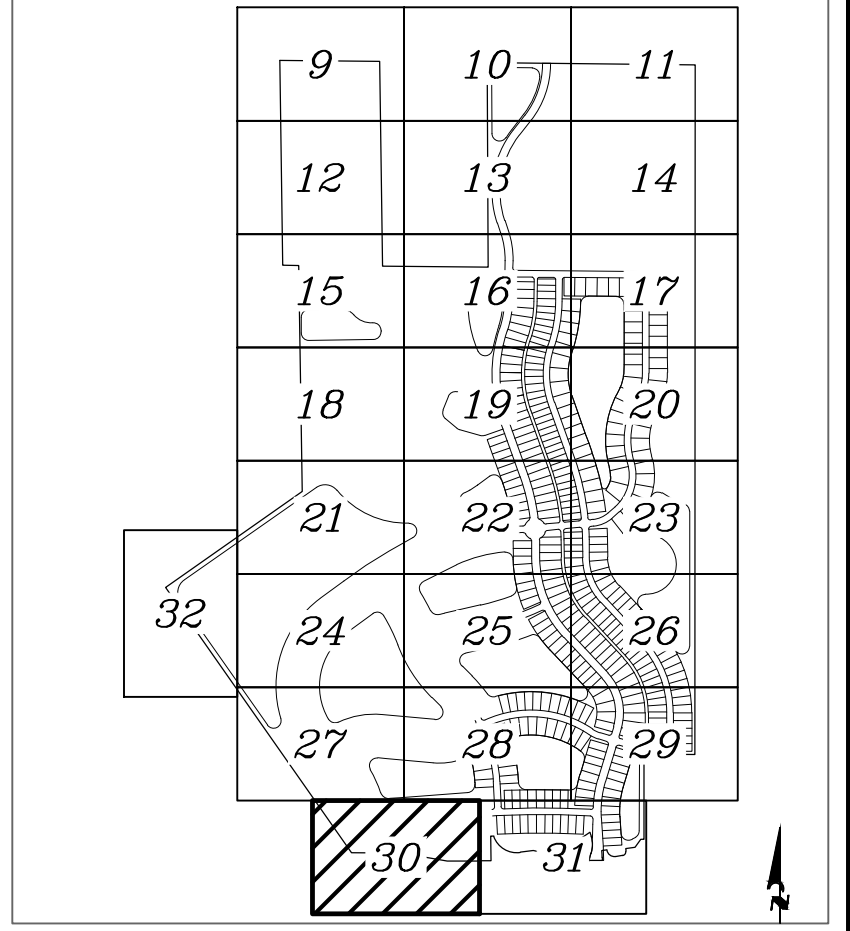
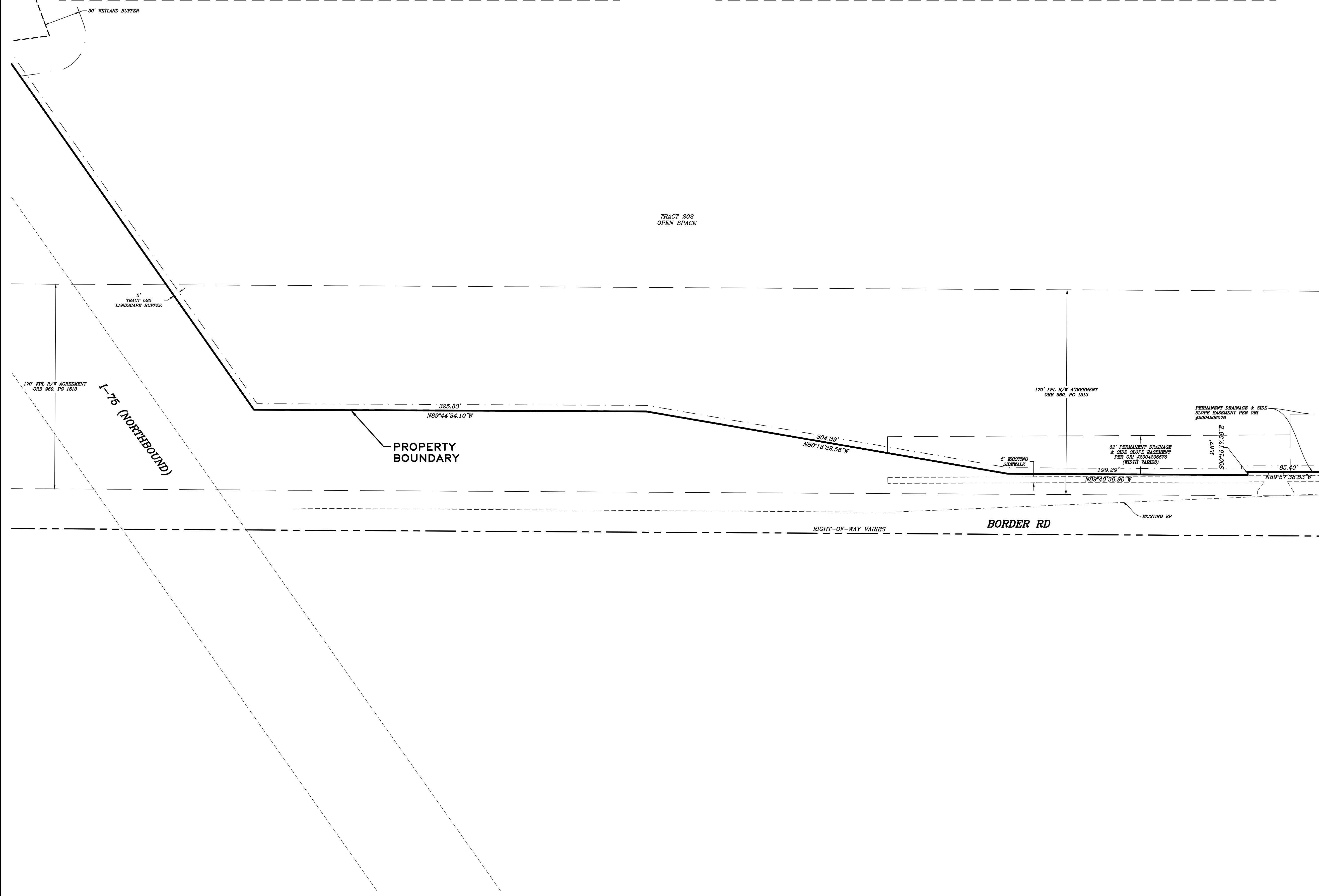
PROJECT ENGINEER:

BOBBI R. CLAYBROOKE, P.E.  
DATE: \_\_\_\_\_  
FLORIDA P.E. No. 90804



MATCH LINE SEE SHEET 27

MATCH LINE SEE SHEET 28



KEY MAP

MATCH LINE SEE SHEET 31

LEGEND:

- WETLAND AREAS
- WETLAND CREATION AREA

© 2021 Engineering 2021, sheets: 4/8/2022, 8:41:53 AM, I:\Projects\2112\2022\_1-25-22\1-25-22.dwg, I:\Projects\2112\2022\_1-25-22\1-25-22.dwg

REV. No.	REV. DATE	REVISION DESCRIPTION	BY	REV. No.	REV. DATE	REVISION DESCRIPTION	BY

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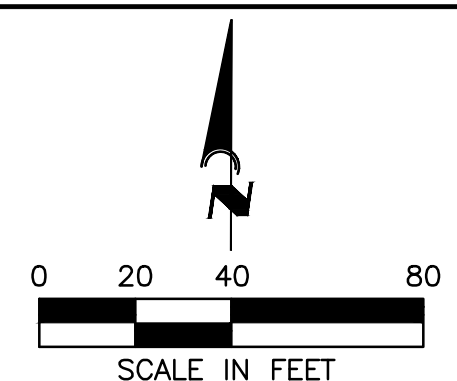
ISSUE DATE: **04-30-21**    ISSUED BY: **CD**

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 CA #33105 | LB #4334



CLIENT: **BORDER ROAD INVESTMENTS, LLC**

PROJECT: **VISTERA OF VENICE**

TITLE: **PRELIMINARY PLAT**

HORIZONTAL SCALE: **1" = 40'**

VERTICAL SCALE: **N/A**

VERTICAL DATUM: **NGVD 1929**

PROJECT NUMBER: **NEAL0016**

SHEET NUMBER: **30**

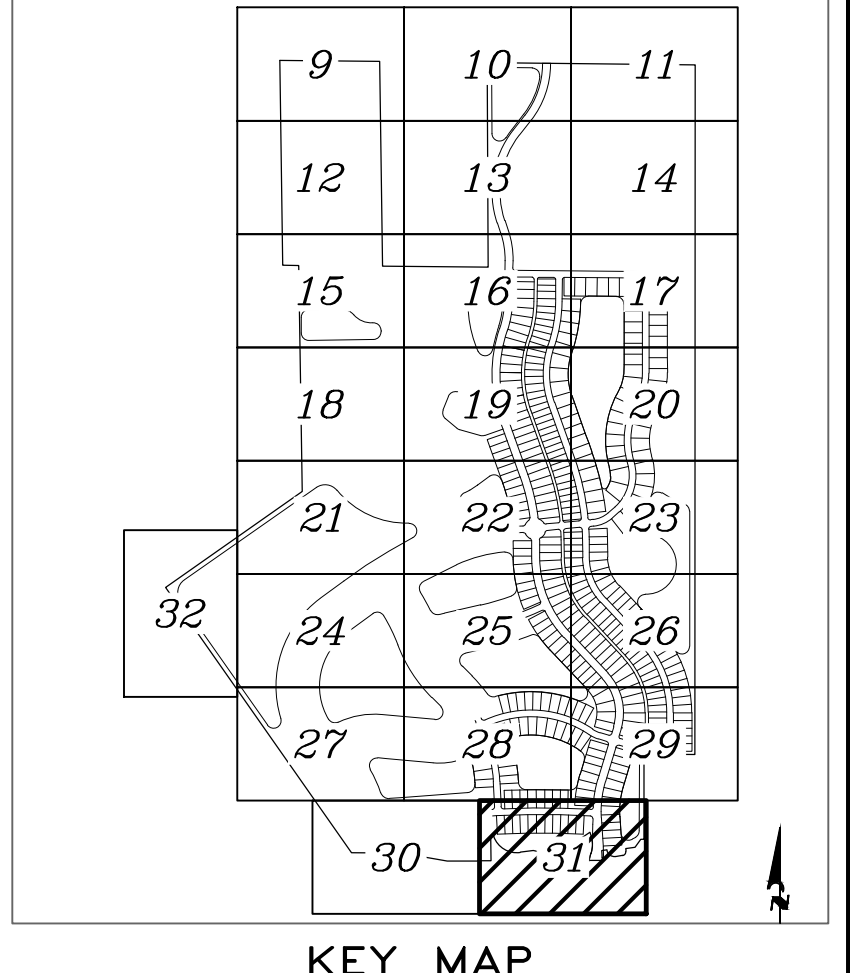
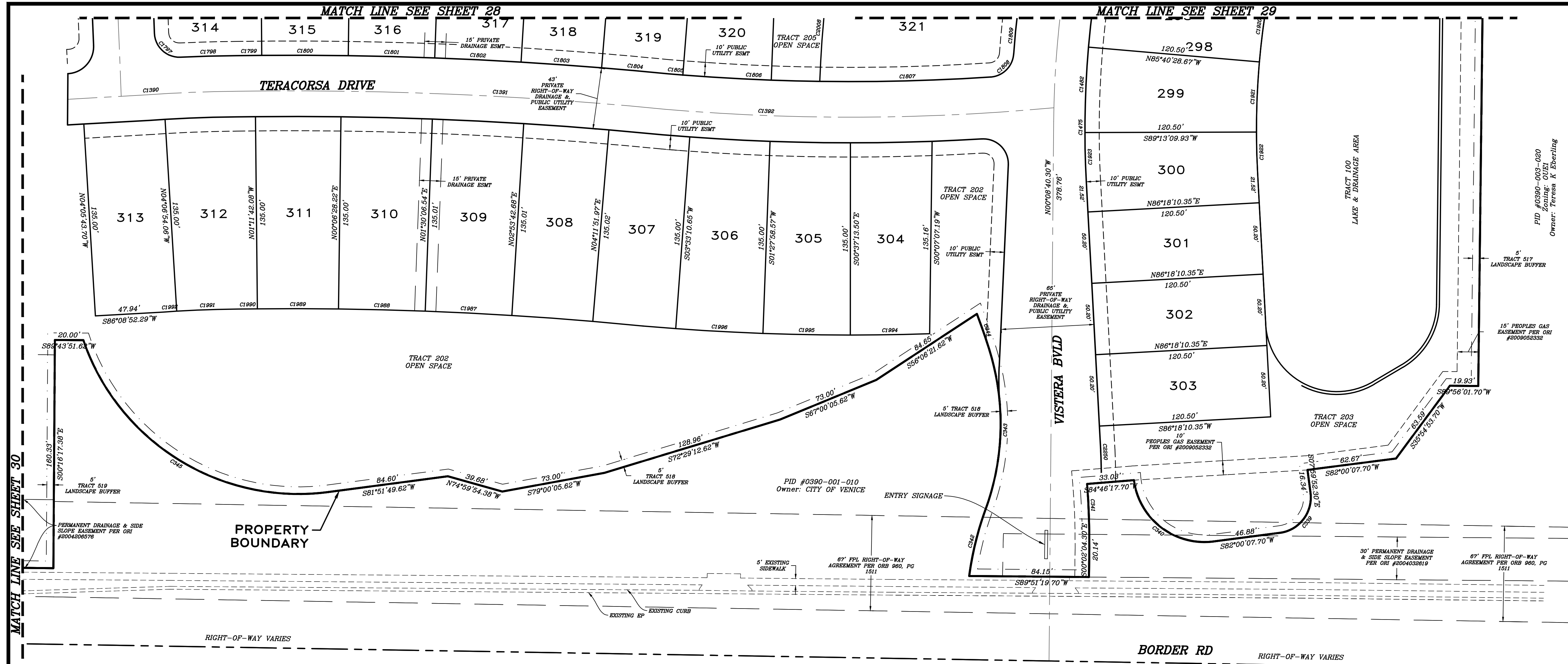
PROJECT ENGINEER:

**BOBBI R. CLAYBROOKE, P.E.**

DATE: \_\_\_\_\_

FLORIDA P.E. No. **90804**





MATCH LINE SEE SHEET 30

MATCH LINE SEE SHEET 29

CURVE TABLE				
NUMBER	DELTA ANGLE	ARC	CHORD	CHORD BEARING
C139	90°00'00"	25.00	35.36	S0°00'00"W
C140	89°50'00"	50.00	70.61	N52°04'14"W
C141	91°1'30"	500.00	45.31	S02°27'51"E
C142	18°33'20"	220.00	48.18	N13°09'08"E
C143	3°28'38"	175.00	118.33	N00°42'33"E
C144	3°28'58"	450.00	28.56	N18°42'05"W
C145	78°33'28"	160.00	208.59	N88°51'27"W
C1390	3°44'29"	857.15	62.40	S87°05'23"W
C1391	8°29'42"	2658.53	301.27	N88°13'50"W
C1392	10°12'38"	1532.87	278.21	S89°00'27"W
C1462	4°28'12"	874.00	52.57	N02°00'28"E
C1797	89°24'18"	17.50	24.84	S89°07'58"E
C1798	2°18'54"	282.15	39.11	N87°48'41"E
C1799	0°23'04"	2882.84	18.01	N88°42'55"E
C1800	1°17'50"	2882.84	60.75	N89°53'22"E
C1801	1°17'51"	2882.84	60.75	S89°00'47"E
C1802	1°17'50"	2882.84	60.75	S87°50'57"E
C1803	1°18'45"	2882.84	58.78	S88°35'39"E
C1804	0°59'39"	2882.84	48.62	S85°29'17"E
C1805	0°23'48"	1507.87	10.44	S85°56'38"E

CURVE TABLE				
NUMBER	DELTA ANGLE	ARC	CHORD	CHORD BEARING
C1806	2°21'57"	1607.87	62.25	S87°19'31"E
C1807	4°23'39"	1607.87	118.88	N87°55'28"E
C1808	80°04'49"	17.50	28.99	N44°34'49"E
C1809	3°43'49"	708.50	47.28	N05°23'20"E
C1810	8°06'21"	553.50	48.31	S00°52'47"W
C1811	8°06'21"	553.50	48.31	S01°44'21"W
C1812	2°55'00"	553.50	28.17	S02°14'20"E
C1817	1°23'37"	2506.37	60.96	N87°47'50"W
C1818	1°23'37"	2506.37	60.96	N88°11'27"W
C1819	1°18'00"	2506.37	58.87	S89°27'41"W
C1890	0°18'38"	2506.37	13.51	S88°39'20"W
C1891	3°04'37"	804.15	43.18	S87°25'24"W
C1892	0°28'47"	804.15	8.31	S85°33'12"W
C1894	1°23'38"	1685.87	55.71	S88°28'58"W
C1895	2°03'12"	1685.87	81.39	N89°24'27"W
C1896	2°03'12"	1685.87	81.39	N89°29'25"W
C2009	0°42'28"	861.00	85.71	S04°38'24"W

MATCH LINE SEE SHEET 30

REV. No.	REV. DATE	REVISION DESCRIPTION	BY
4	10/21/21	CHANGES PER COUNTY AND CITY COMMENTS	CD
3	06/22/20	RESPONSE TO CITY PRELIM PLAT COMMENTS	CD

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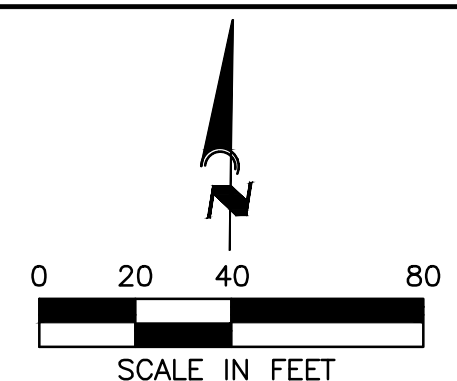
ISSUE DATE: **04-30-21** CD

**PRELIMINARY PLAT**

Civil Engineering | Land Surveying

**AM ENGINEERING, LLC.**

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 Phone: (941) 377-9178 | www.amengll.com  
 CA #33105 | LB #4334



**BORDER ROAD INVESTMENTS, LLC**

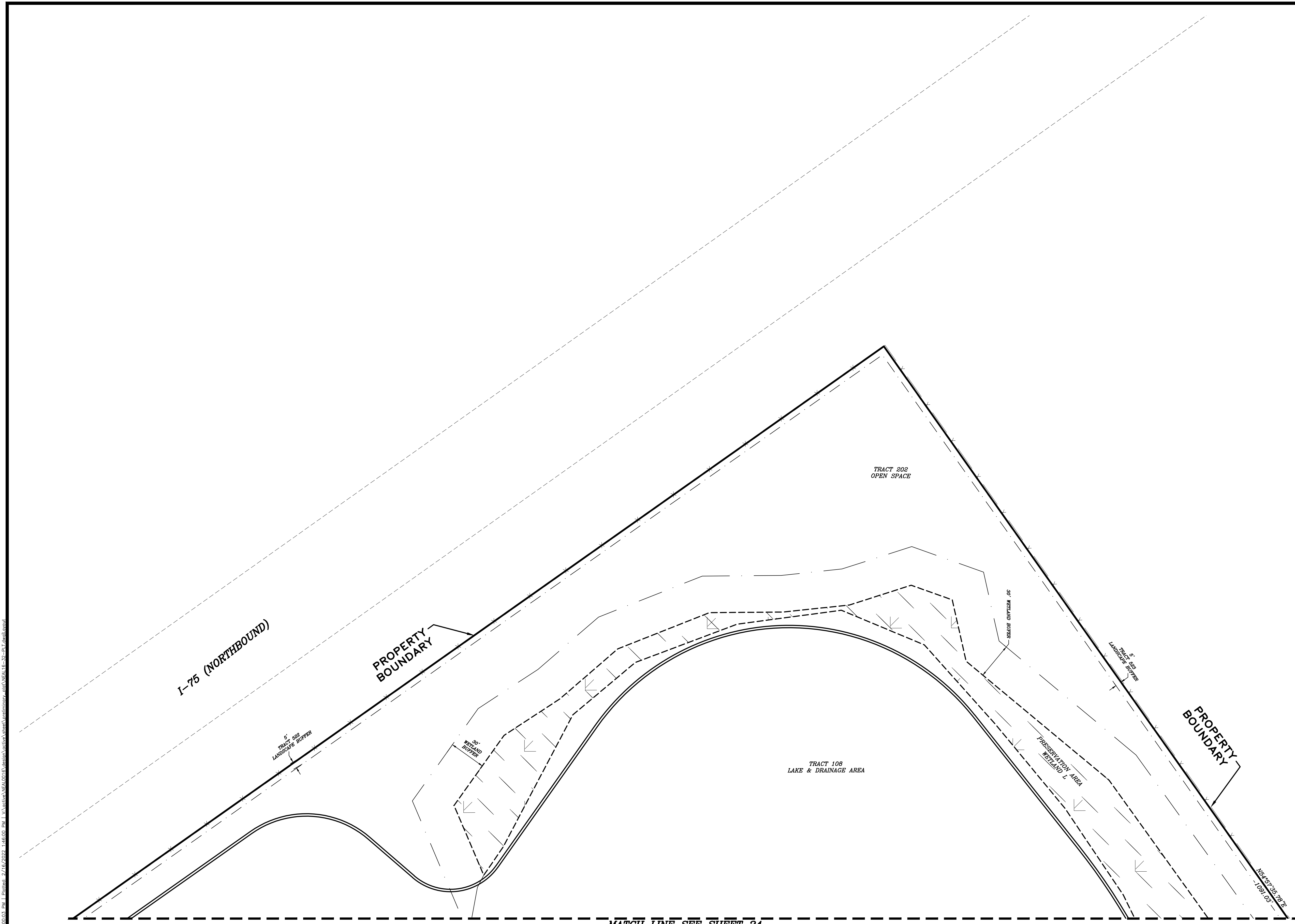
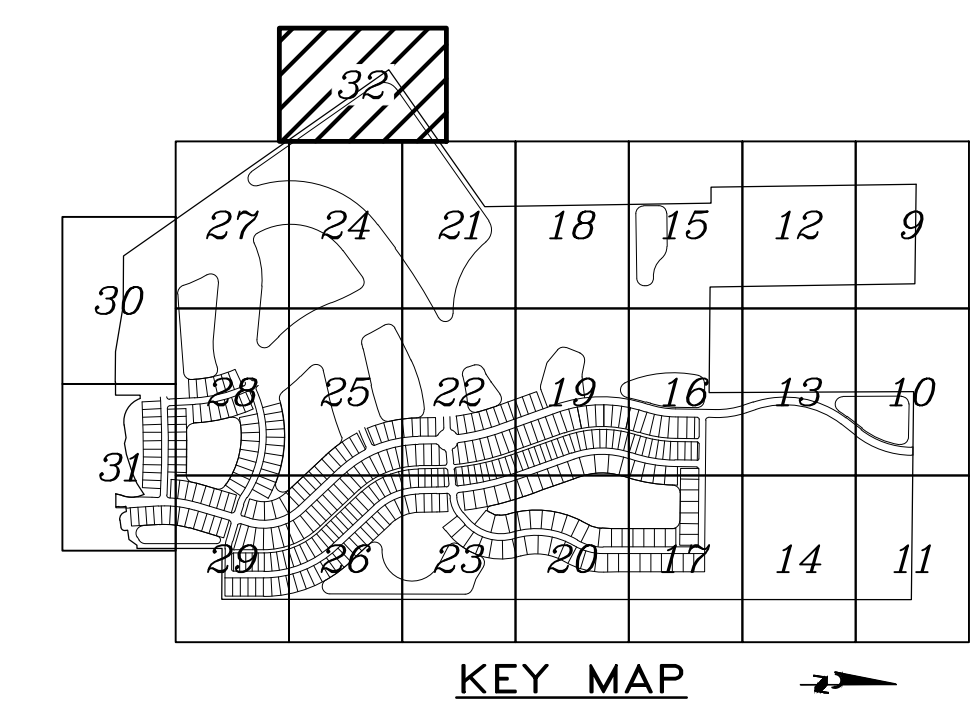
VISTERA OF VENICE

**PRELIMINARY PLAT**

HORIZONTAL SCALE:	1" = 40'
VERTICAL SCALE:	N/A
VERTICAL DATUM:	NGVD 1929
PROJECT NUMBER:	NEAL0016
SHEET NUMBER:	31

BOBBI R. CLAYBROOKE, P.E.  
 DATE: \_\_\_\_\_  
 FLORIDA P.E. No. 90804





**LEGEND:**

	WETLAND AREAS
	WETLAND CREATION AREA

REV. No.	REV. DATE	REVISION DESCRIPTION	BY

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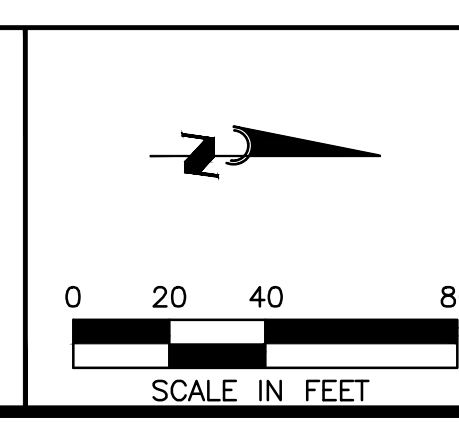
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**BORDER ROAD INVESTMENTS, LLC**

**VISTERA OF VENICE**

**PRELIMINARY PLAT**

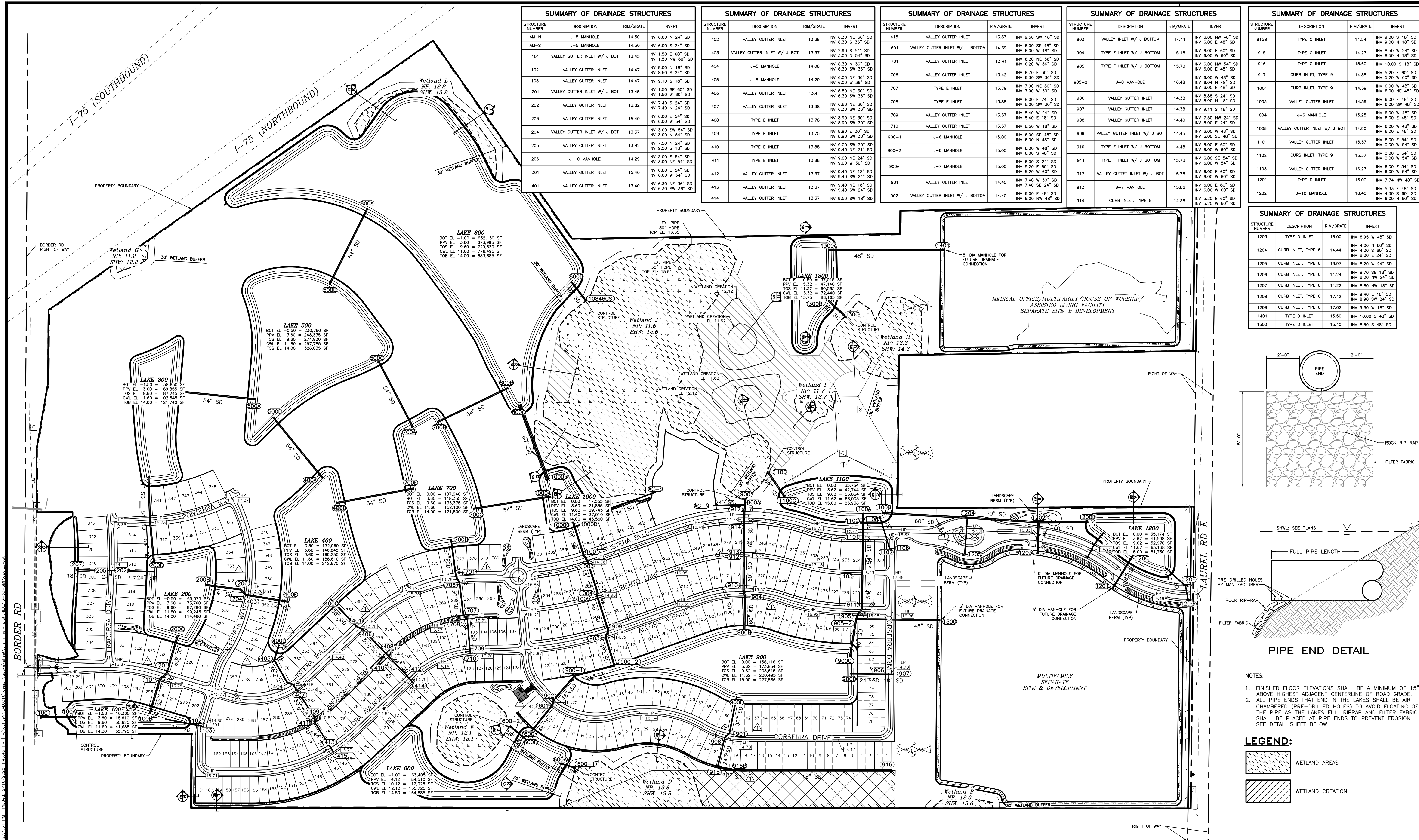
HORIZONTAL SCALE:	1" = 40'
VERTICAL SCALE:	N/A
VERTICAL DATUM:	NGVD 1929
PROJECT NUMBER:	NEAL0016
SHEET NUMBER:	<b>32</b>

PROJECT ENGINEER:

BOBBI R. CLAYBROOKE, P.E.  
 DATE: \_\_\_\_\_  
 FLORIDA P.E. No. 90804

Civil Engineering: 2021, Sheets: 4/1/2022, 1:00:00 PM | Plotter: 2/15/2022, 4:46:05 PM | Path: \\s:\projects\2021\04\30\21\043021.dwg | Plot: 2/15/2022, 4:46:05 PM | Scale: 1/4"=40' | Plot Size: 11.00 x 17.00





SUMMARY OF DRAINAGE STRUCTURES			
STRUCTURE NUMBER	DESCRIPTION	RIM/GRATE	INVERT
AM-N	J-5 MANHOLE	14.50	INV 6.00 N 24\"/>

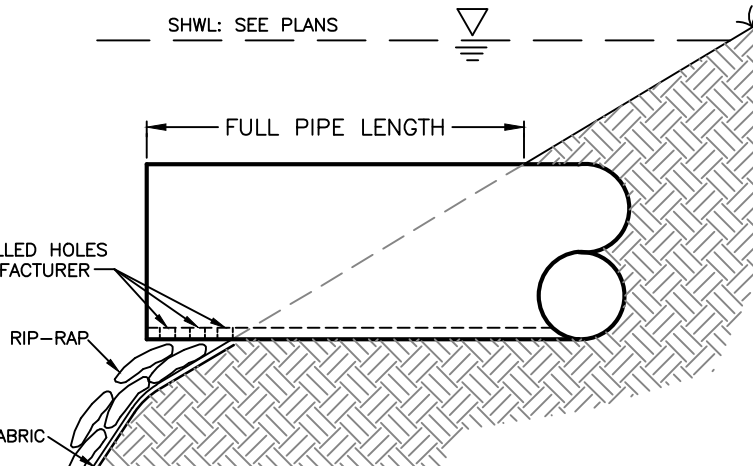
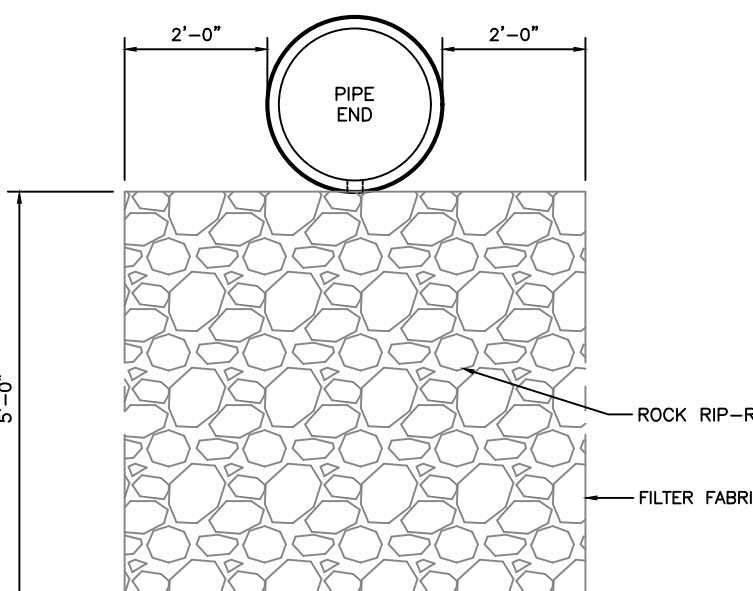
SUMMARY OF DRAINAGE STRUCTURES			
STRUCTURE NUMBER	DESCRIPTION	RIM/GRATE	INVERT
402	VALLEY GUTTER INLET	13.38	INV 6.30 NE 36\"/>

SUMMARY OF DRAINAGE STRUCTURES			
STRUCTURE NUMBER	DESCRIPTION	RIM/GRATE	INVERT
415	VALLEY GUTTER INLET	13.37	INV 9.50 SW 18\"/>

SUMMARY OF DRAINAGE STRUCTURES			
STRUCTURE NUMBER	DESCRIPTION	RIM/GRATE	INVERT
903	VALLEY INLET W/ J BOTTOM	14.41	INV 6.00 NW 48\"/>

SUMMARY OF DRAINAGE STRUCTURES			
STRUCTURE NUMBER	DESCRIPTION	RIM/GRATE	INVERT
915	TYPE C INLET	14.54	INV 9.00 S 18\"/>

SUMMARY OF DRAINAGE STRUCTURES			
STRUCTURE NUMBER	DESCRIPTION	RIM/GRATE	INVERT
1203	TYPE D INLET	16.00	INV 6.95 W 48\"/>



- NOTES:
1. FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF 15" ABOVE HIGHEST ADJACENT CENTERLINE OF ROAD GRADE.
  2. ALL PIPE ENDS THAT END IN THE LAKES SHALL BE AIR CHAMBERED (PRE-DRILLED HOLES) TO AVOID FLOATING OF THE PIPE AS THE LAKES FILL. RIPRAP AND FILTER FABRIC SHALL BE PLACED AT PIPE ENDS TO PREVENT EROSION. SEE DETAIL SHEET BELOW.

LEGEND:

	WETLAND AREAS
	WETLAND CREATION

REV. NO.	REV. DATE	REVISION DESCRIPTION	BY
4	10/21/21	CHANGES PER COUNTY AND CITY COMMENTS	CD
3	06/22/20	RESPONSE TO CITY PRELIM PLAT COMMENTS	CD
1	05/13/21	CHANGES PER BIDDERS RFIs	CD

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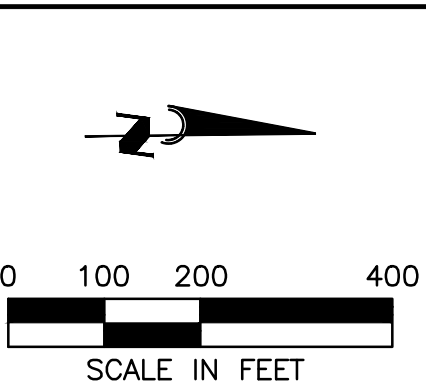
DATE: 04-30-21

PRELIMINARY PLAT

Civil Engineering | Land Surveying

**ENGINEERING, LLC.**

8340 Consumer Court Sarasota, FL 34240  
 Phone: (941) 377-9178 | www.amengllc.com  
 CA #33105 | LB #4334



BORDER ROAD INVESTMENTS, LLC

VISTERA OF VENICE

MASTER STORMWATER MANAGEMENT PLAN

HORIZONTAL SCALE: 1"=200'

VERTICAL SCALE: N/A

PROJECT DATUM: NGVD 1929

PROJECT NUMBER: NEAL0016

SHEET NUMBER: 33

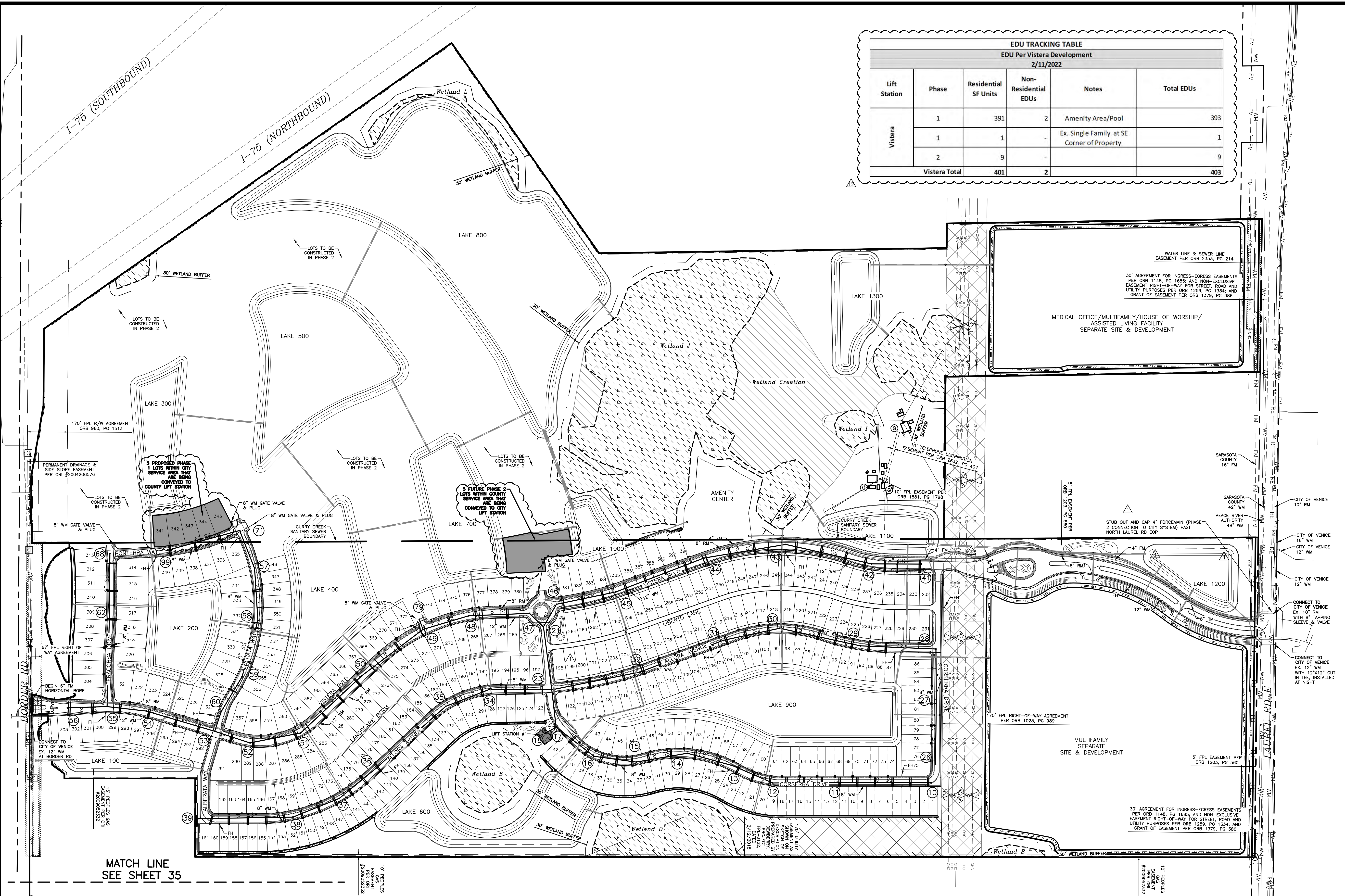
BOBBI R. CLAYBROOKE, P.E.

DATE: 02/24/2022

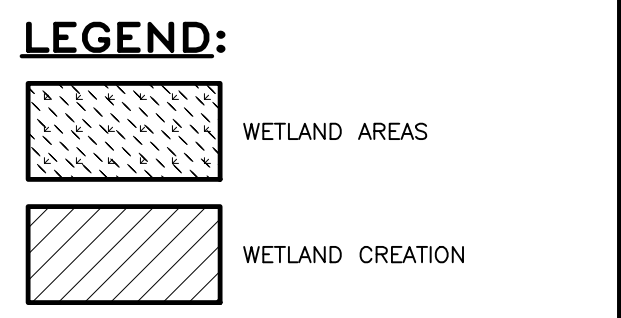
FLORIDA P.E. NO. 90804



EDU TRACKING TABLE					
EDU Per Vistera Development					
2/11/2022					
Lift Station	Phase	Residential SF Units	Non-Residential EDUs	Notes	Total EDUs
Vistera	1	391	2	Amenity Area/Pool	393
	1	1	-	Ex. Single Family at SE Corner of Property	1
	2	9	-		9
<b>Vistera Total</b>		<b>401</b>	<b>2</b>		<b>403</b>



- MANHOLE LINER NOTES:**
- ALL MANHOLES SHALL BE LINED WITH THE FOLLOWING:
    - AGRI SURE-GRIP LINER - POLYPROPYLENE RANDOM CO-POLYMER (PP-R) AS MANUFACTURED BY AGRI/AMERICAN, INC. GEORGETOWN, SC.
    - ROYAL ANCHOR SYSTEMS, INC. STACY, MN.
    - DURA PLATE 100 LINER - POLYVINYL CHLORIDE (PVC) BY A-LOK PRODUCTS INC., TULLYTOWN, PA. GU FIBERGLASS REINFORCED PLASTIC - POLYURETHANE HYBRID POLYMER AS MANUFACTURED BY GU FLORIDA, INC. SARASOTA, FL.
  - ALL EXISTING MANHOLES (AT THE CONNECTION OF THE PROPOSED FORCE MAIN TO THE EXISTING MANHOLE AND THE NEXT TWO (2) DOWNSTREAM MANHOLES, (PER UNIFORMS SEC. 1.13.2.C.2)) SHALL BE COATED WITH THE FOLLOWING:
    - SEWERCOAT AS MANUFACTURED BY KERODES INC., CHESAPEAKE, VA.
    - RAVEN 405 AS MANUFACTURED BY RAVEN LINING SYSTEMS, TULSA, OK.
- WATER SEWER & RECLAIM SERVICE PROVIDER NOTES:**
- FOR PHASE 1 OF THIS DEVELOPMENT AND FOR THE NE MULTI-FAMILY OUTPARCEL, THE WATER AND REUSE SERVICE SHALL BE PROVIDED BY THE CITY OF VENICE.
  - FOR PHASE 1 OF THIS DEVELOPMENT AND FOR THE NE MULTI-FAMILY OUTPARCEL, THE WASTEWATER SERVICE SHALL BE PROVIDED BY SARASOTA COUNTY. FURTHER, SARASOTA COUNTY SHALL OWN AND MAINTAIN THE ON-SITE PUMP STATION AND THE CONNECTING FORCEMAIN.
  - FOR PHASE 2 OF THIS DEVELOPMENT AND FOR THE NEW OUTPARCEL, THE WATER, REUSE AND WASTEWATER SERVICE SHALL BE PROVIDED BY THE CITY OF VENICE.



REV. NO.	REV. DATE	REVISION DESCRIPTION	BY
4	10/21/21	CHANGES PER COUNTY AND CITY COMMENTS	CD
3	06/22/20	RESPONSE TO CITY PRELIM PLAT COMMENTS	CD
1	05/13/21	CHANGES PER BIDDERS RFIs	CD

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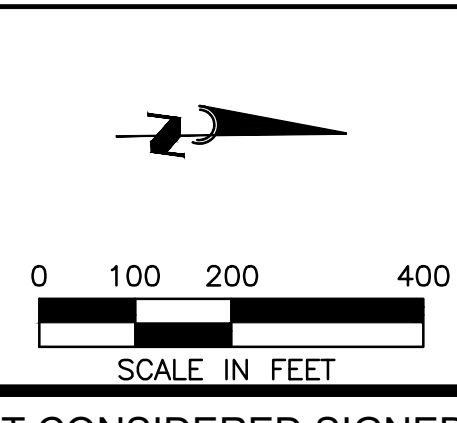
ISSUE DATE: **04-30-21** CD

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 CA #33105 | LB #4334



**BORDER ROAD INVESTMENTS, LLC**

**VISTERA OF VENICE**

**MASTER UTILITY PLAN**

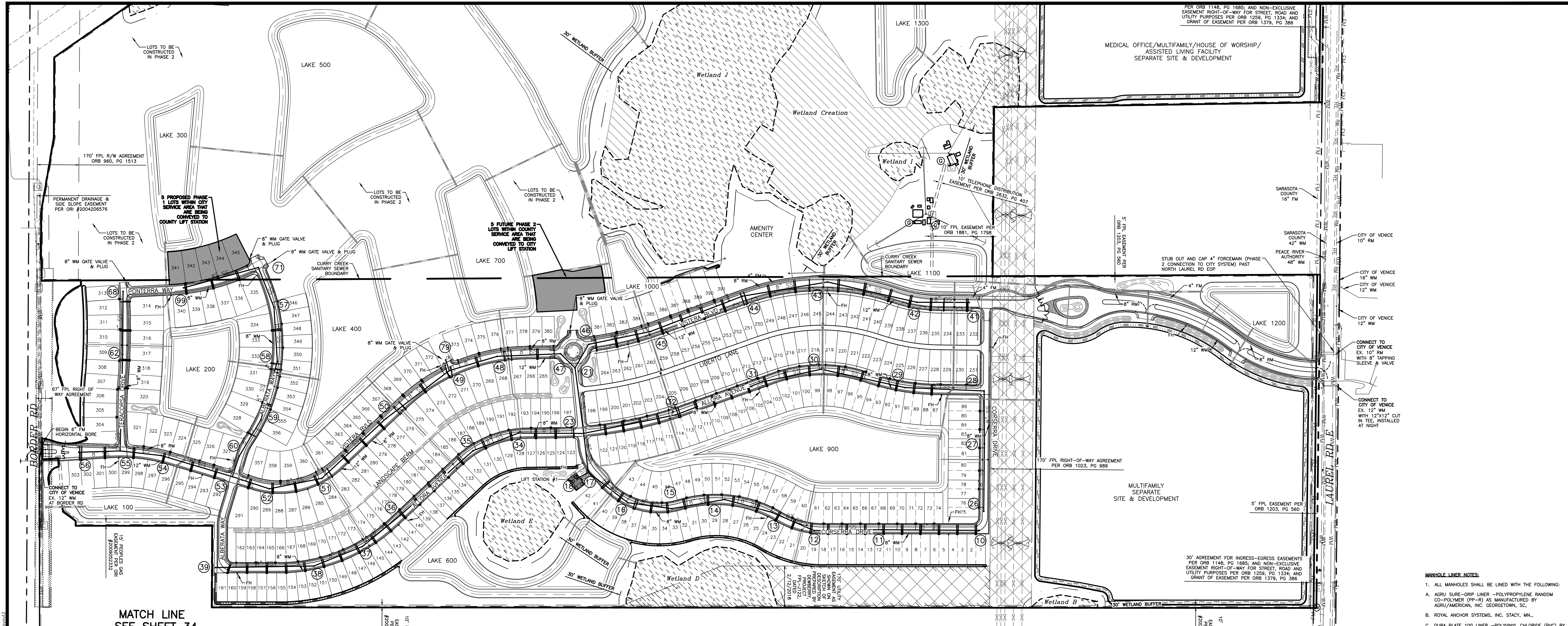
PROJECT NUMBER: NEAL0016

DATE: 02/24/2022

FLORIDA P.E. NO. 90804

HORIZONTAL SCALE:	1"=200'
VERTICAL SCALE:	N/A
VERTICAL DATUM:	NGVD 1929
PROJECT NUMBER:	NEAL0016
SHEET NUMBER:	34

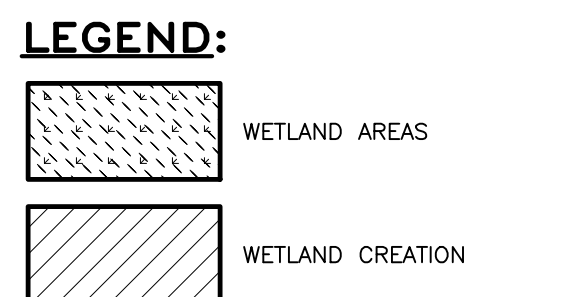




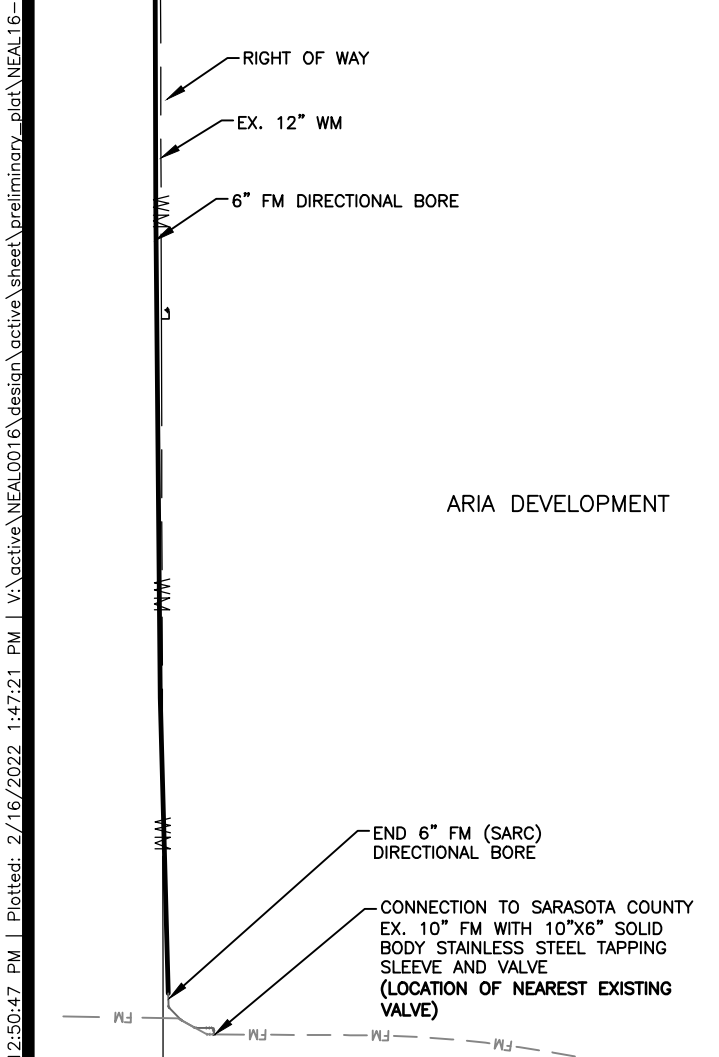
MATCH LINE  
SEE SHEET 34

- MANHOLE LINER NOTES:**
- ALL MANHOLES SHALL BE LINED WITH THE FOLLOWING:
    - A. AGRU SURE-GRIP LINER - POLYPROPYLENE RANDOM CO-POLYMER (PP-R) AS MANUFACTURED BY AGRU/AMERICAN, INC. GEORGETOWN, SC.
    - B. ROYAL ANCHOR SYSTEMS, INC. STACY, MN.
    - C. DURA PLATE 100 LINER - POLYVINYL CHLORIDE (PVC) BY A-LOK PRODUCTS INC., TULLYTOWN, PA. GU FIBERGLASS REINFORCED PLASTIC - POLYURETHANE HYBRID POLYMER AS MANUFACTURED BY GU FLORIDA, INC. SARASOTA, FL.
  - ALL EXISTING MANHOLES (AT THE CONNECTION OF THE PROPOSED FORCE MAIN TO THE EXISTING MANHOLE AND THE NEXT TWO (2) DOWNSTREAM MANHOLES, (PER UNIFORMS SEC. 1.13.2(C.2)) SHALL BE COATED WITH THE FOLLOWING:
    - A. SEWERCOAT AS MANUFACTURED BY KERNOES INC., CHESAPEAKE, VA.
    - B. RAVEN 405 AS MANUFACTURED BY RAVEN LINING SYSTEMS, TULSA, OK.

- WATER SEWER & RECLAIM SERVICE PROVIDER NOTES:**
- FOR PHASE 1 OF THIS DEVELOPMENT AND FOR THE NEW MULTI-FAMILY OUTPARCEL, THE WATER AND REUSE SERVICE SHALL BE PROVIDED BY THE CITY OF VENICE.
  - FOR PHASE 1 OF THIS DEVELOPMENT AND FOR THE NEW MULTI-FAMILY OUTPARCEL, THE WASTEWATER SERVICE SHALL BE PROVIDED BY SARASOTA COUNTY. FURTHER, SARASOTA COUNTY SHALL OWN AND MAINTAIN THE ON-SITE PUMP STATION AND THE CONNECTING FORCEMAIN.
  - FOR PHASE 2 OF THIS DEVELOPMENT AND FOR THE NEW OUTPARCEL, THE WATER, REUSE AND WASTEWATER SERVICE SHALL BE PROVIDED BY THE CITY OF VENICE.



EDU TRACKING TABLE					
EDU Per Visterra Development					
2/11/2022					
Lift Station	Phase	Residential SF Units	Non-Residential EDUs	Notes	Total EDUs
Visterra	1	391	2	Amenity Area/Pool	393
	1	1	-	Ex. Single Family at SE Corner of Property	1
	2	9	-		9
<b>Visterra Total</b>		<b>401</b>	<b>2</b>		<b>403</b>



REV. No.	REV. DATE	REVISION DESCRIPTION	BY	REV. No.	REV. DATE	REVISION DESCRIPTION	BY
4	10/21/21	CHANGES PER COUNTY AND CITY COMMENTS	CD				
3	06/22/20	RESPONSE TO CITY PRELIM PLAT COMMENTS	CD				
1	05/13/21	CHANGES PER BIDDERS RFIs	CD				

CALL BEFORE YOU DIG!  
"SUNSHINE STATE ONE-CALL CENTER"  
1-800-432-4770  
THE CONTRACTOR SHALL NOTIFY "SUNSHINE STATE ONE-CALL CENTER" AND ALL OTHER UTILITIES FOR LOCATION OF EXISTING FACILITIES PRIOR TO BEGINNING CONSTRUCTION.

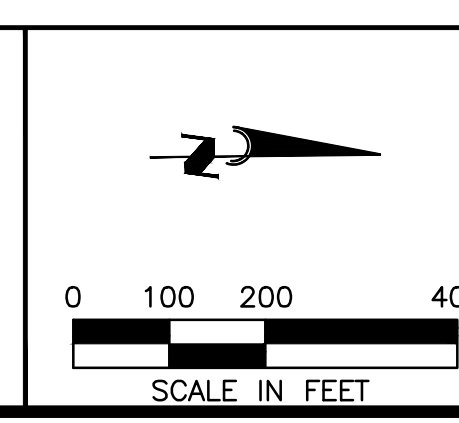
ISSUE DATE: **04-30-21** ISSUE BY: **CD**

**PRELIMINARY PLAT**

Civil Engineering | Land Surveying

**AM ENGINEERING, LLC.**

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Phone: (941) 377-9178 | www.amengll.com  
CA #33105 | LB #4334



**BORDER ROAD INVESTMENTS, LLC**

**VISTERRA OF VENICE**

**MASTER UTILITY PLAN**

HORIZONTAL SCALE: **1"=200'**

VERTICAL SCALE: **N/A**

VERTICAL DATUM: **NGVD 1929**

PROJECT NUMBER: **NEAL0016**

SHEET NUMBER: **35**

PROJECT ENGINEER: **BOBBY R. CLAYBROOKE, P.E.**

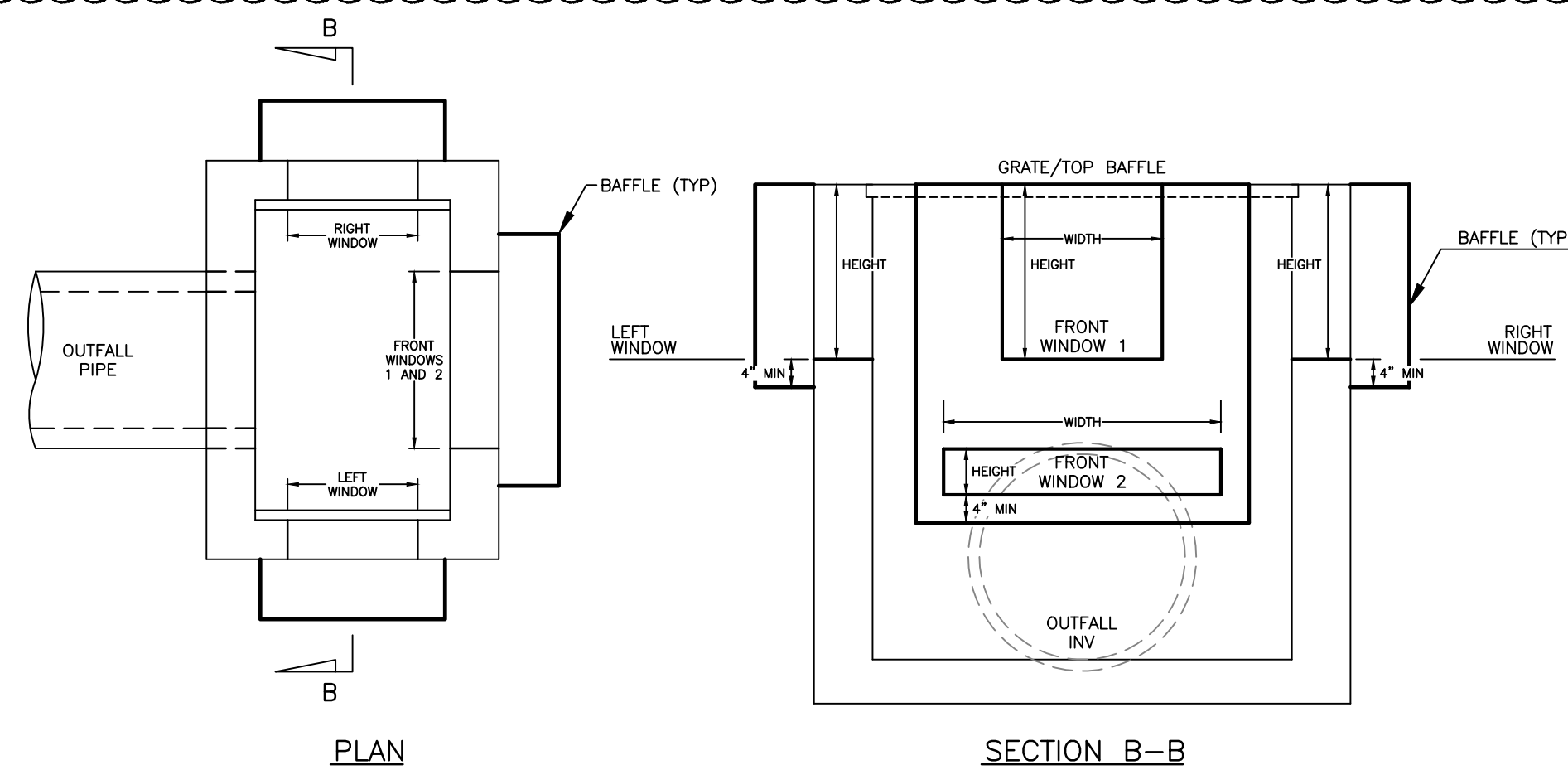
DATE: **02/24/2022**

FLORIDA P.E. No. **90804**



SUMMARY OF CONTROL STRUCTURES																				
STRUCTURE NUMBER	STRUCTURE TYPE	RIM/GRATE ELEVATION (FT)	OUTFALL PIPE (IN)	INVERT (FT)				LEFT WINDOW			FRONT WINDOW 1			FRONT WINDOW 2			RIGHT WINDOW			SKIMMER
				NORTH	EAST	SOUTH	WEST	ELEV (FT)	WIDTH (IN)	HEIGHT (IN)	ELEV (FT)	WIDTH (IN)	HEIGHT (IN)	ELEV (FT)	WIDTH (IN)	HEIGHT (IN)	ELEV (FT)	WIDTH (IN)	HEIGHT (IN)	
100	FDOT TYPE H, 4-GRATE	12.85	60	4.00	---	---	---	12.12	33	8.56	12.12	102	8.56	11.62	60	6.00	12.12	33	8.56	YES
600-1	FDOT TYPE H, 4-GRATE	14.00	36	---	---	---	7.00	---	---	---	---	---	---	---	---	---	---	---	---	YES
600-2	FDOT TYPE H, 2-GRATE	13.00	36	---	8.50	---	---	---	---	---	---	---	12.12	60	6.00	---	---	---	---	YES
900	FDOT TYPE H, 4-GRATE	12.50	60	---	5.20	---	---	12.12	24	4.56	12.12	87	4.56	11.62	60	6.00	12.12	24	4.56	YES
1100	FDOT TYPE H, 4-GRATE	13.60	60	---	6.00	---	---	---	---	---	12.12	82	17.76	11.62	60	6.00	---	---	---	YES
1300	FDOT TYPE H, 2-GRATE	15.00	60	---	---	6.00	---	---	---	---	13.32	60	20.16	---	---	---	---	---	---	YES
10846	FDOT TYPE D	13.50	48	---	---	7.00	---	---	---	---	11.62	60	22.56	---	---	---	---	---	---	YES

NOTE: ALL DRAINAGE STRUCTURES PER FDOT INDEX 425-052, SEE DETAIL ON THIS SHEET.



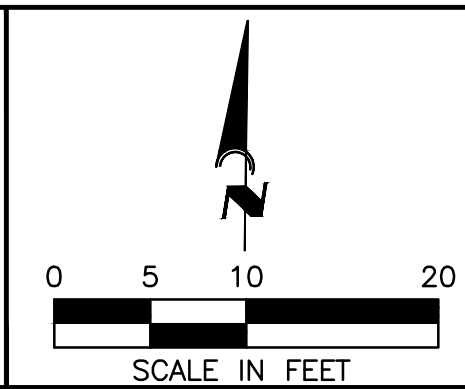
**CONTROL STRUCTURE DETAIL**  
 FDOT STRUCTURE TYPE VARIES, N.T.S.  
 ALL INVERTS TO BE POURED CONCRETE IN DRAINAGE STRUCTURES

Civil Engineering | 2021 | Sheets: 1 of 8 | 02/24/2022 10:53:31 AM | Project: 21-002 | Date: 02/24/2022 10:53:31 AM | User: bobbi.r.claybrooke | Path: \\s:\projects\2021\02\24\02-24-2022\02-24-2022.dwg | Scale: 1/8"=1'-0" | Drawn: bobbi.r.claybrooke | Checked: bobbi.r.claybrooke | Title: PRELIMINARY PLAT

REV. No.	REV. DATE	REVISION DESCRIPTION	BY	REV. No.	REV. DATE	REVISION DESCRIPTION	BY
9	01/18/22	CHANGES PER CDV COMMENTS	CD				
3	06/22/21	RESPONSE TO CITY PRELIM PLAT COMMENTS	CD				
2	06/04/21	RESPONSE TO CITY PRELIM PLAT COMMENTS	CD				
1	05/13/21	CHANGES PER BIDDERS RFIs	CD				

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**BORDER ROAD INVESTMENTS, LLC**  
**VISTERA OF VENICE**  
**CONTROL STRUCTURE DETAIL**

HORIZONTAL SCALE:	1" = 10'
VERTICAL SCALE:	1" = 5'
VERTICAL DATUM:	NGVD 1929
PROJECT NUMBER:	NEAL0016
SHEET NUMBER:	36

PROJECT ENGINEER:  
**BOBBI R. CLAYBROOKE, P.E.**  
 DATE: \_\_\_\_\_  
 FLORIDA P.E. No. 90804