



# MEMO

## City of Venice Engineering Department

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**To:** Edward Lavalley, City Manager

**From:** Kathleen J. Weeden, PE, City Engineer

**Date:** May 11, 2017

**Subject:** **City Council Meeting 05/23/2017**  
Village of Milano – Phase 2, Sub-Phases 3 & 4 Utility Turnover Resolution

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**Background:** In accordance with the approved Construction Plans, Neal Communities of Southwest Florida, LLC, has completed the water distribution system within Villages of Milano Phase 2, Sub-phases 3 & 4. The required documentation including the one year Developers Maintenance Bond and Bill of Sale have been executed. Record drawings are approved and the water lines have been cleared to be placed in service by the Florida Department of Health. Staff recommends approval of the resolution.

**Requested Council Action:** Motion to approve Resolution 2017-11 accepting utilities and improvements installed by Neal Communities of Southwest Florida, LLC, and accepting a One Year Developers Maintenance Bond and Bill of Sale.

**City Attorney Review:** Reviewed and approved.

DEVELOPERS MAINTENANCE BOND

KNOW ALL MEN BY THESE PRESENTS, that Neal Communities of Southwest Florida, LLC , herein called "Developer", is held and firmly bound unto the City of Venice, a municipal corporation, herein called "City", in the full and just sum of Twenty Thousand Nine Hundred Thirty Six Dollars and Twenty Five Cents (\$20,936.25), lawful money of the United States of America, to the payment of which sum, well and truly to be made, the Developer binds itself, its heirs, executors, administrators, successors and assigns, jointly and severally, firmly by these presents.

WHEREAS, the Developer to secure this obligation, has provided the City with an Irrevocable Standby Surety Bond No. CS9826749 in the amount of \$20,936.25 issued by Great American Insurance Company , which expires on 5/15/2018 , the original of which is attached hereto.

WHEREAS, the Developer has developed a Subdivision in Venice, Florida, known and identified as Villages of Milano, and in connection therewith has installed, with the approval of the City Engineer, certain improvements identified as Villages of Milano Phase 2 Sub-phases 3 & 4.

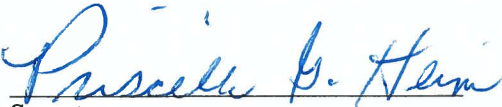
NOW, THEREFORE, THE CONDITION OF THIS OBLIGATION IS, that if the Developer shall promptly maintain, repair or replace said improvements as required by the City should said improvements, for whatever causes, require repair or replacement for a period of one year from the date of formal acceptance of said improvements by the City, and further that if the Developer shall pay any and all costs or expenses incidental to the performance of all work required to be performed hereunder, then this obligation shall be void and the letter of credit returned to the Developer, otherwise it shall remain in full force and effect.

In the event the Developer fails to satisfactorily perform any repair or maintenance work required herein within fifteen (15) days of a written request from the City, then the Developer shall be in default and the City shall have, in addition to all other rights, the immediate right to make or cause to be made, any such repairs and pay all costs, both direct and incidental, from the proceeds of this bond.


The City shall be entitled to its reasonable attorney's fees and costs in any action at law or equity, including appellate court actions, to enforce the City's rights under this bond.

IN WITNESS WHEREOF, the Developer has caused these presents to be duly executed on the 29<sup>th</sup> day of March, 2017.

ATTEST:

  
Secretary


DEVELOPER: Neal Communities of Southwest Florida, LLC

  
James R. Schier, Vice President

ATTEST:

  
Secretary

SURETY: Great American Insurance Company

  
Mary Martha Langley, Attorney-in-Fact and  
Florida Licensed Resident Agent

MAINTENANCE BOND

Bond No.: CS9826749

Principal Amount: \$20,936.25

KNOW ALL MEN BY THESE PRESENTS, that we Neal Communities of Southwest Florida, LLC, 5800 Lakewood Ranch Blvd., Sarasota, FL 34240, as Principal, and Great American Insurance Company, 301 E Fourth Street, Cincinnati, OH 45202 a Ohio Corporation, as Surety, are held and firmly bound unto City of Venice, 401 West Venice Ave., Venice, FL 34285, as Obligee, in the penal sum of Twenty Thousand Nine Hundred Thirty-six and 25/100 (Dollars) (\$20,936.25), lawful money of the United States of America, for the payment of which well and truly to be made, we bind ourselves, our heirs, executors, administrators, successors and assigns, jointly and severally, firmly by these presents.

WHEREAS, Neal Communities of Southwest Florida, LLC has agreed to construct in Villages of Milano, in Venice, FL the following improvements:

Site Improvements per the Engineer's Estimate for Maintenance Bond at 15% of the \$139,575.00 cost of such improvements, for Villages of Milano Phase 2 Sub-phases 3 & 4, consisting of water.

NOW, THEREFORE, THE CONDITION OF THIS OBLIGATION IS SUCH, that if the said Principal shall construct, or have constructed, the improvements herein described, and shall save the Obligee harmless from any loss, cost or damage by reason of its failure to complete said work, then this obligation shall be null and void, otherwise to remain in full force and effect, and the Surety, upon receipt of a resolution of the Obligee indicating that the improvements have not been installed or completed, will complete the improvements or pay to the Obligee such amount up to the Principal amount of this bond which will allow the Obligee to complete the improvements.


Upon approval by the Obligee, this instrument may be proportionately reduced as the public improvements are completed.

Signed, sealed and dated, this 29<sup>th</sup> day of March, 2017.

Neal Communities of Southwest Florida, LLC  
Principal

Great American Insurance Company  
Surety

  
By: James R. Schier, Vice President

  
By: Mary Martha Langley, Attorney-in-Fact and  
Florida Licensed Resident Agent



**GREAT AMERICAN INSURANCE COMPANY®**

**Administrative Office: 301 E 4TH STREET • CINCINNATI, OHIO 45202 • 513-369-5000 • FAX 513-723-2740**

The number of persons authorized by this power of attorney is not more than **FOUR**

No. 0 20517

**POWER OF ATTORNEY**

**KNOW ALL MEN BY THESE PRESENTS:** That the GREAT AMERICAN INSURANCE COMPANY, a corporation organized and existing under and by virtue of the laws of the State of Ohio, does hereby nominate, constitute and appoint the person or persons named below, each individually if more than one is named, its true and lawful attorney-in-fact, for it and in its name, place and stead to execute on behalf of the said Company, as surety, any and all bonds, undertakings and contracts of suretyship, or other written obligations in the nature thereof; provided that the liability of the said Company on any such bond, undertaking or contract of suretyship executed under this authority shall not exceed the limit stated below.

Name	Address	Limit of Power
FREDERIC M. ARCHERD, JR.	ALL OF	ALL
TANYA L. RUSSO	TAMPA, FLORIDA	\$100,000,000
RICHARD P. RUSSO, JR.		
MARY MARTHA LANGLEY		

This Power of Attorney revokes all previous powers issued on behalf of the attorney(s)-in-fact named above.

IN WITNESS WHEREOF the GREAT AMERICAN INSURANCE COMPANY has caused these presents to be signed and attested by its appropriate officers and its corporate seal hereunto affixed this **14TH** day of **OCTOBER**, 2015  
Attest **GREAT AMERICAN INSURANCE COMPANY**



*Steph L. C. B.*  
Assistant Secretary

*David C. Kitchin*  
Divisional Senior Vice President

STATE OF OHIO, COUNTY OF HAMILTON - ss:

DAVID C. KITCHIN (877-377-2405)

On this **14TH** day of **OCTOBER**, 2015, before me personally appeared **DAVID C. KITCHIN**, to me known, being duly sworn, deposes and says that he resides in Cincinnati, Ohio, that he is a Divisional Senior Vice President of the Bond Division of Great American Insurance Company, the Company described in and which executed the above instrument; that he knows the seal of the said Company; that the seal affixed to the said instrument is such corporate seal; that it was so affixed by authority of his office under the By-Laws of said Company, and that he signed his name thereto by like authority.



**Susan A. Kohorst**  
Notary Public, State of Ohio  
My Commission Expires 05-18-2020

*Susan A. Kohorst*

This Power of Attorney is granted by authority of the following resolutions adopted by the Board of Directors of Great American Insurance Company by unanimous written consent dated June 9, 2008.

**RESOLVED:** That the Divisional President, the several Divisional Senior Vice Presidents, Divisional Vice Presidents and Divisional Assistant Vice Presidents, or any one of them, be and hereby is authorized, from time to time, to appoint one or more Attorneys-in-Fact to execute on behalf of the Company, as surety, any and all bonds, undertakings and contracts of suretyship, or other written obligations in the nature thereof; to prescribe their respective duties and the respective limits of their authority; and to revoke any such appointment at any time.

**RESOLVED FURTHER:** That the Company seal and the signature of any of the aforesaid officers and any Secretary or Assistant Secretary of the Company may be affixed by facsimile to any power of attorney or certificate of either given for the execution of any bond, undertaking, contract of suretyship, or other written obligation in the nature thereof, such signature and seal when so used being hereby adopted by the Company as the original signature of such officer and the original seal of the Company, to be valid and binding upon the Company with the same force and effect as though manually affixed.

**CERTIFICATION**

I, **STEPHEN C. BERAHA**, Assistant Secretary of Great American Insurance Company, do hereby certify that the foregoing Power of Attorney and the Resolutions of the Board of Directors of June 9, 2008 have not been revoked and are now in full force and effect.

Signed and sealed this **29<sup>th</sup>** day of **March**, 2015.



*Steph L. C. B.*  
Assistant Secretary

BILL OF SALE

KNOW ALL MEN BY THESE PRESENTS, that NEAL COMMUNITIES OF SOUTHWEST FLORIDA, LLC, PARTY OF THE FIRST PART, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, to it paid by the CITY OF VENICE, PARTY OF THE SECOND PART, the receipt of which is hereby acknowledged, by these presents does grant, bargain, sell, transfer, and deliver unto the party of the second part, its successors and assigns, all those certain goods and chattels located in the County of Sarasota and the State of Florida, more particularly described as follows:

All pipelines, pipes, tees, ells, manholes, connections, cut-offs, fire hydrants, valves, and all other equipment used for, useful for, and/or in connection with, the water distribution and waste water collection systems constructed and installed by the party of the first part in the subdivision and lands described as follows:

Villages of Milano: Phase 2, Sub-phases 3 & 4 consisting of 1,269 LF of 8" PVC and 1,441 LF of 12" PVC. Specifically, this turnover includes from the tie-in connection on sheet 29 (as-built point 81,230) and tie-in connection on sheet 34 (as-built point 80,399) to the 8" gate valve on sheet 30 (as-built point 80,327). The main to be turned over will service lots 315 through 328, 343 through 360, and 361 through 380.

It is the purpose and intent of the party of the first part to convey to the party of the second part, by this Bill of Sale, all property comprising said water distribution and waste water collection systems to and within the above described property, together with all of the rights of the party of the first part arising out of any and all guarantees, performance bonds, contracts and agreements of the party of the first part in connection with said water distribution and waste water collection systems.

TOGETHER with every right, privilege, permit and easement of every kind and nature of the party of the first part, in and to and in connection with, the aforesaid water distribution and wastewater collection systems, reserving however, similar non-exclusive easement rights in party of the first part for other utility purposes.

TO HAVE AND TO HOLD the same unto the party of the second part, its successors and assigns, forever.

AND THE PARTY OF THE FIRST PART does for itself and its successors covenant to and with the party of the second part, its successors and assigns, that it is the lawful owner of the above described goods and chattels and that the said property is free and clear of all liens, encumbrances, and charges whatsoever; that it has good right and lawful authority to sell the same as aforesaid, and that it does warrant to defend the title and the sale of the said properties hereby made, unto the said party of the second part, its successors and assigns, against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, the said party of the first part has caused these presents to be signed and its name by its proper officers and its corporate seal to be affixed, this 14 day of March, 2017.

WITNESSES:

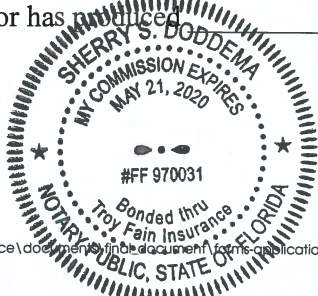
Sherry S. Dodde **SHERRY S. DODDEMA**  
Echo Sanders **Echo Sanders**

James R. Schier **James R. Schier** CORPORATE SEAL

STATE OF FLORIDA )  
COUNTY OF SARASOTA )

Subscribed before me this 14th day of March, 2017, by James R. Schier, who is personally known to me or has produced \_\_\_\_\_ as identification.

Sherry S. Dodde  
Notary Public



Notary stamp:

CERTIFICATION

STATE OF FLORIDA )  
COUNTY OF SARASOTA )

BEFORE ME, the undersigned authority, authorized to administer oaths and take acknowledgments, personally appeared James R. Schier, who being duly sworn, upon oath certifies:

That no advance or contributions in aid of construction, refundable or non-refundable, have been made by customers or potential customers of the City of Venice Utility Department, or by the owner or owners, past or present, of any lots or tracts being served by the water distribution and waste water collection systems to and within that subdivision and lands known and described as:

Villages of Milano: Phase 2, Sub-phases 3 & 4 consisting of 1,269 LF of 8" PVC and 1,441 LF of 12" PVC. Specifically, this turnover includes from the tie-in connection on sheet 29 (as-built point 81,230) and tie-in connection on sheet 34 (as-built point 80,399) to the 8" gate valve on sheet 30 (as-built point 80,327). The main to be turned over will service lots 315 through 328, 343 through 360, and 361 through 380.

or by others (except as listed herein and here list any contributors if applicable)

for the connection of such facilities; that there are no past or existing agreements or understandings, oral or written, known to Affiant, with the customers or owners of the properties being serviced or to be served by such facilities which might adversely affect the operation of the water distribution and waste water collection systems or which might result in claims that all or some part of the cost of the water distribution and waste water collection systems has been contributed by any such person and might be regarded as direct or indirect contributions in aid of construction.

Dated at Sarasota, FL, this 14 day of March, 2017.

WITNESSES:

Sherry S. Doddema SHERRY S. DODDEMA  
Echo Sanders Echo Sanders

James R. Schier  
James R. Schier

Subscribed before me this 14<sup>th</sup> day of March, 2017, by James R. Schier who is personally known to me or who produced \_\_\_\_\_ as identification.

Sherry S. Doddema  
Notary Public



Notary Stamp:

Commission No. \_\_\_\_\_ Commission Expiration Date: \_\_\_\_\_

# NEAL COMMUNITIES.COM

Building. Home. Life.

March 14, 2017

Via: Hand Delivery

File: 215611819 640

City of Venice  
 City Engineer's Office  
 210 West Venice Avenue  
 Venice, Florida 34285

Reference: **Villages of Milano Phase 2 Sub-phases 3 & 4**

To Whom It May Concern:

This letter is to certify that the final costs of the installation of the water distribution lines serving Villages of Milano Phase 2 Sub-phases 3 & 4 that are to be turned over to the City of Venice are:

Water Distribution Cost	\$139,575.00
Reclaim Water Distribution Cost	\$ -0-
Sewage Collection Cost	\$ -0-

Attached is a cost breakdown.

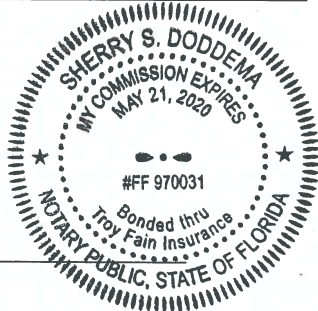
Sincerely,

**Neal Communities of Southwest Florida, LLC**

James R. Schier  
 Senior Vice President of Finance  
 Tel: 941-328-1040  
 E-Mail: [jschier@nealcommunities.com](mailto:jschier@nealcommunities.com)

STATE OF FLORIDA )  
 ) SS  
 COUNTY OF SARASOTA )

Subscribed before me this 14<sup>th</sup> day of March, 2017, by James R. Schier, who is personally known to me or has produced \_\_\_\_\_ as identification.



Notary Public

Notary Stamp:

Commission No.: \_\_\_\_\_

Commission Expiration: \_\_\_\_\_



**Engineer's Certified Cost of Construction  
Villages of Milano Phase 2  
Subphase 3 and 4  
City of Venice Maintenance Bond**

**Site Development Cost Breakdown Summary**

<b>Water</b>	<b>\$139,575.00</b>
<b>Total Cost Opinion</b>	<b>\$139,575.00</b>
<b>Total x 15%</b>	<b>\$20,936.25</b>

**Certificate of Cost Opinion**

I, Melanie D. Smith, hereby submit that my opinion of cost for the improvements itemized herein is One Hundred Thirty Nine Thousand Five Hundred Seventy Five Dollars and No Cents (\$139,575.00).

Furthermore, as required by City of Venice, 15% of this amount, specifically, Twenty Thousand Nine Hundred Thirty Six Dollars and Twenty Five Cents (\$20,936.25) , is the required amount of the maintenance bond.

Signed and sealed on this 23rd day of February, 2017

Signed:



Melanie D. Smith  
Florida Registered Engineer No. 75447





Engineer's Certified Cost of Construction  
Villages of Milano Phase 2  
City of Venice Maintenance Bond

**Water**

Description	Estimated Quantity	Unit	Unit-Price	Total
<b>Subphase 3 and 4</b>				
12" PVC Water Main	LF	1,441	\$27.00	\$38,907.00
8" PVC Water Main	LF	1,269	\$17.00	\$21,573.00
Single Water Service	EA	5	\$720.00	\$3,600.00
Double Water Service	EA	23	\$1,500.00	\$34,500.00
Potable Water Main Fittings	LS	1	\$3,700.00	\$3,700.00
Fire Hydrant Assembly	EA	3	\$4,400.00	\$13,200.00
12" Gate Valve	EA	3	\$2,965.00	\$8,895.00
8" Gate Valve	EA	8	\$1,900.00	\$15,200.00
			<b>TOTAL WATER</b>	<b>\$139,575.00</b>

**NEAL**COMMUNITIES.COM  
Building. Home. Life.

March 14, 2017

File: 215611819 640

Via: Hand Delivery

City of Venice  
City Engineer's Office  
210 West Venice Avenue  
Venice, Florida 34285

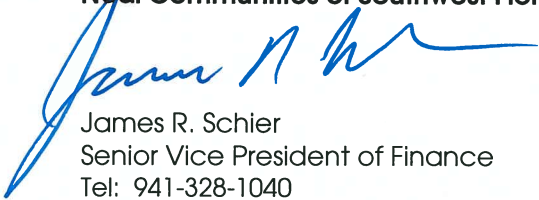
Reference: **Villages of Milano Phase 2 Sub-phases 3 & 4**

To Whom It May Concern:

This letter is to certify that there are no liens in existence against any of the work involving the installation of the water distribution lines and sewage collection lines serving Villages of Milano Phase 2 Sub-phases 3 & 4.

Sincerely,

**Neal Communities of Southwest Florida, LLC**



James R. Schier  
Senior Vice President of Finance  
Tel: 941-328-1040  
E-Mail: [jschier@nealcommunities.com](mailto:jschier@nealcommunities.com)

STATE OF FLORIDA     )  
  )   SS  
COUNTY OF SARASOTA   )

Subscribed before me this 14<sup>th</sup> day of March, 2017, by James R. Schier, who is personally known to me or has produced \_\_\_\_\_ as identification.



  
Notary Public

Notary Stamp:

Commission No.: \_\_\_\_\_

Commission Expiration: \_\_\_\_\_

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March 14 2017

Via: Hand Delivery

File: 215611819 640

City of Venice  
City Engineer's Office  
210 West Venice Avenue  
Venice, Florida 34285

Reference: **Villages of Milano Phase 2 Sub-phases 3 & 4**

To Whom It May Concern:

All labor and materials furnished and installed for the underground utilities at the above referenced project are guaranteed for the period of one year from the date of final acceptance by the City of Venice City Council.

Sincerely,

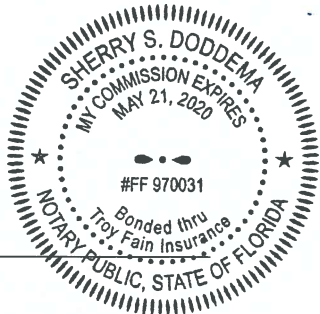
**Neal Communities of Southwest Florida, LLC**



James R. Schier  
Senior Vice President of Finance  
Tel: 941-328-1040  
E-Mail: [jschier@nealcommunities.com](mailto:jschier@nealcommunities.com)

STATE OF FLORIDA )  
                                  ) SS  
COUNTY OF SARASOTA )

Subscribed before me this 14<sup>th</sup> day of March, 2017, by James R. Schier, who is personally known to me or has produced \_\_\_\_\_ as identification.



  
Notary Public

Notary Stamp:

Commission No.: \_\_\_\_\_

Commission Expiration: \_\_\_\_\_

05-01-17

INDEX TO SHEETS

SHEET NO.	DESCRIPTION
1	COVER SHEET
-2	AERIAL LOCATION MAP
-3	EXISTING CONDITIONS PLAN
-4	MASTER SITE PLAN
-5-7	SITE PLAN
-8	MASTER GRADING AND DRAINAGE PLAN
-9-11	GRADING AND DRAINAGE PLAN
12	MASTER WATER AND SEWER PLAN
13	PLAN AND PROFILE KEY PLAN
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18-19	PLAN AND PROFILE - CARRARA COURT
20-26	PLAN AND PROFILE - CASALINO DRIVE
27-28	PLAN AND PROFILE - BENEDETTO COURT
29-30	PLAN AND PROFILE - MARCHENO WAY
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-50	GENERAL UTILITY CONSTRUCTION DETAILS
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-53	SIGNAGE AND MARKING PLAN
-54	BEST MANAGEMENT PRACTICES PLAN AND NOTES
-55	BEST MANAGEMENT PRACTICES DETAILS

SUPPLEMENTAL DRAWINGS

NO.	DATE	DESCRIPTION	BY
04/26/17	RECORD DRAWING		BBB
06/19/16	REVISED PER RFI #3		RTD/BB450
06/18/16	REVISED PER CITY OF VENICE COMMENTS DATED 8/17/16		RTD/BB450
06/11/16	ADDED FIRE HYDRANT ON CASSANO DRIVE PER CITY REQUEST		RTD/BB450
07/28/16	REVISED PER CITY OF VENICE COMMENTS DATED 7/28/16		RTD/BB450
07/19/16	ADDED PEDESTRIAN CROSSING AT INTERSECTION OF LIVORNO AND BRICCA		RTD/BB450
06/22/16	REVISED PER SMPING, CITY OF VENICE AND SARASOTA COUNTY COMMENTS		RTD/BB450
06/13/16	REVISED PER CITY COMMENTS DATED 5/13/16		RTD/BB450
05/24/16	REVISED PER CITY PRELIMINARY PLAT COMMENTS		RTD/BB450

STATUS: REVISIONS

PROJECT PLANNER	PROJECT DEVELOPER	PROJECT CONSULTANT
JM COLLINS	NEAL COMMUNITIES	BRANTIC
PROJECT DESIGNER	PROJECT MANAGER	PROJECT ENGINEER
RUSSELL DICKENS	MILLARD J. VOOR, P.E. FLORIDA LICENSE NO. 92765	MELANIE DELEHANTY SMITH, P.E. FLORIDA LICENSE NO. 76467

CHECKED BY \_\_\_\_\_ DATE \_\_\_\_\_

1710-1

PROJECT NUMBER  
**215611819**

DATE <b>FEBRUARY 2016</b>	INDEX NUMBER
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# VILLAGES OF MILANO PHASE 2 SUBPHASE 3,4 UTILITY RECORD DRAWING - WATERMAIN

PART OF SECTION 35, TOWNSHIP 38 SOUTH, RANGE 19 EAST,  
CITY OF VENICE  
SARASOTA COUNTY, FLORIDA

A DEVELOPMENT BY  
**NEAL COMMUNITIES OF  
SOUTHWEST FLORIDA, LLC**  
5800 LAKEWOOD RANCH BLVD  
SARASOTA, FLORIDA 34240  
(941) 328-1111

LEGEND

ABBREVIATIONS

- EL. or ELEV. \_\_\_\_\_ ELEVATION
- INV. \_\_\_\_\_ INVERT
- LF \_\_\_\_\_ LINEAR FEET
- NOVO. \_\_\_\_\_ NATIONAL GEODETIC VERTICAL DATUM
- NIC \_\_\_\_\_ NOT IN CONTRACT
- SB \_\_\_\_\_ SON BORING
- STA. \_\_\_\_\_ STATION
- FDOT \_\_\_\_\_ FLORIDA DEPARTMENT OF TRANSPORTATION
- C \_\_\_\_\_ CENTERLINE
- FLP \_\_\_\_\_ FLOW LINE
- CMP \_\_\_\_\_ CORRUGATED METAL PIPE
- D.I.P. \_\_\_\_\_ DUCTILE IRON PIPE
- P.C. \_\_\_\_\_ POLYVINYL CHLORIDE PIPE
- HDP \_\_\_\_\_ HIGH DENSITY POLYETHYLENE
- RCPP \_\_\_\_\_ REINFORCED CONCRETE PIPE
- ENCP \_\_\_\_\_ ELLIPTICAL REINFORCED CONCRETE PIPE
- M.H. \_\_\_\_\_ MANHOLE
- STR \_\_\_\_\_ STORM SEWER STRUCTURE
- X.XX' L1/XXX' RT \_\_\_\_\_ FEET LEFT OF FEET RIGHT

SYMBOLS

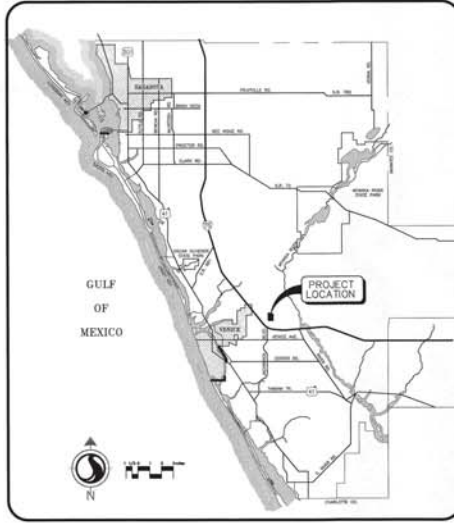
- +—+—+— R-LINE FLUG VALVE W/ BOX
  - +—+—+— R-LINE GATE VALVE W/ BOX
  - +—+—+— FIRE HYDRANT, COMPLETE
  - +—+—+— WATER METER
  - +—+—+— IRRIGATION METER
  - +—+—+— SANITARY SEWER MANHOLE
  - +—+—+— SANITARY SEWER LATERAL & CLEAN-OUT
  - +—+—+— STORM SEWER STRUCTURE
  - +—+—+— ENDWALL
  - +—+—+— PROPOSED ELEVATION
  - +—+—+— PROPOSED PAVEMENT ELEVATION
  - +—+—+— EXISTING ELEVATION
  - +—+—+— EXISTING PAVEMENT ELEVATION
  - +—+—+— DIRECTION OF DRAINAGE FLOW
  - +—+—+— PROPOSED CONTROL STRUCTURE
  - +—+—+— PROPOSED LAKE
  - +—+—+— PROPOSED LITTORAL SHELF
  - +—+—+— MINIMUM FINISHED FLOOR ELEVATION
- NOTE: OPEN SYMBOLS AND DASHED LINES DENOTE EXISTING IMPROVEMENTS.

SITE DEVELOPMENT DATA:

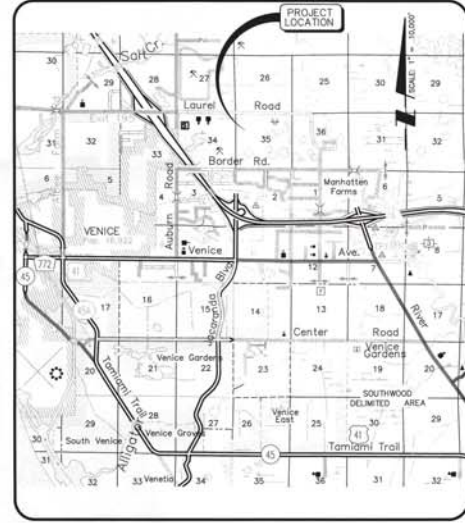
PROJECT: VILLAGES OF MILANO PHASE 2  
ENGINEER: STANTEC, INC  
8900 PROFESSIONAL PKWY EAST  
SARASOTA, FL 34240  
SURVEYOR: BRIT SURVEYING, INC  
805 CYPRESS AVE  
VENICE, FL 34285  
DEVELOPER/OWNER: NEAL COMMUNITIES OF SOUTHWEST FLORIDA, LLC  
5800 LAKEWOOD RANCH BLVD  
SARASOTA, FL 34240  
ZONING: PUD  
FLOOD ZONE: "X"  
EXISTING LAND USE: PASTURE - AGRICULTURE - VACANT  
PROPOSED LAND USE: SINGLE FAMILY RESIDENTIAL  
SEWER PROVIDER: SARASOTA COUNTY UTILITIES  
WATER PROVIDER: CITY OF VENICE UTILITIES  
ELECTRIC PROVIDER: FLORIDA POWER & LIGHT  
GARBAGE: CITY OF VENICE  
PROJECT AREA: 118.15 AC  
PROPOSED IMPERVIOUS: 46.28 AC  
PID: 0392-001-000  
DATUM: NATIONAL GEODETIC VERTICAL DATUM (NGVD) OF 1929.  
FDEP AND FDOH WATER AND WASTEWATER PERMITS ARE REQUIRED.

GENERAL NOTES:  
THE HOMEOWNERS ASSOCIATION IS RESPONSIBLE FOR THE MAINTENANCE OF THE COMMON AREAS, STORMWATER MANAGEMENT SYSTEM 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 SARASOTA COUNTY FOR OWNERSHIP AND MAINTENANCE.  
THE HOA DOCUMENTS SHALL BE CONSISTENT WITH THE HOA MAINTENANCE RESPONSIBILITIES IDENTIFIED.  
EXCAVATION OF EXISTING LAKE #JAC-SP IN THE JACARANDA R-O-W SHALL NOT COMMENCE UNTIL THE JOINT USE AGREEMENT IS APPROVED BY SARASOTA COUNTY.  
THE BORDERS ROAD AND JACARANDA RESTRICTION IMPROVEMENTS (NOTED ON SHEET #4) SHALL BE COMPLETED PRIOR TO THE FIRST CERTIFICATE OF OCCUPANCY FOR VILLAGES OF MILANO, PHASE 2.  
THE DATUM OF THE ELEVATIONS SHOWN ARE NOVD 1929.

- CITY OF VENICE NOTES:**
- ALL WORK CONDUCTED IN THE CITY OF VENICE RIGHT-OF-WAY (ROW) WILL REQUIRE THE ISSUANCE OF A ROW PERMIT.
  - ALL WORK CONDUCTED IN SARASOTA COUNTY AND/OR FOOT ROW SHALL REQUIRE A COPY OF THE ISSUED PERMITS.
  - TREE REMOVAL PERMIT MUST BE OBTAINED FROM SARASOTA COUNTY NATURAL RESOURCES DEPARTMENT.
  - POST DEVELOPMENT RUNOFF DOES NOT EXCEED PRE-DEVELOPMENT RUNOFF VOLUME OR RATE FOR A 24-HOUR, 25-YEAR STORM EVENT.
  - ALL FIRE SERVICE BACKFLOW ASSEMBLIES SHALL BE INSTALLED BY A CERTIFIED CONTRACTOR WITH A CLASS 1, 2, OR 3 CERTIFICATE OF COMPETENCY ISSUED BY THE STATE FIRE MARSHAL AS PER F.S. 633.931
  - CONSTRUCTION SITE MUST BE POSTED WITH 24-HOUR CONTACT INFORMATION.
  - ALL UTILITIES, WHETHER PUBLIC OR PRIVATE, SHALL MEET CITY OF VENICE AND / OR SARASOTA COUNTY STANDARDS.
  - CONTACT PUBLIC WORKS SOLID WASTE DIVISION (841-486-2422) FOR APPROVAL OF SAMPLER LOCATION AND LAYOUT PRIOR TO CONSTRUCTION.
  - ENGINEER'S QUANTITY ESTIMATE OF INFRASTRUCTURE IMPROVEMENTS ON SITE:  
LINEAR FEET OF RECLAIMED WATER: 0 LF  
LINEAR FEET OF POTABLE WATER MAIN: 10,735 LF  
LINEAR FEET OF SANITARY SEWER MAIN: 10,055 LF  
LINEAR FEET OF FORCE MAIN: 0 LF  
NUMBER OF MANHOLES: 46



LOCATION MAP



SITE MAP

POINT BREAK SURVEYING, LLC

CERTIFICATE OF AUTHORIZATION LB 000724  
8111 Braham Ct. Suite E  
Sarasota, FL 34240  
Office: 941-378-4737  
Fax: 941-378-0568

STATEMENT:  
I HEREBY CERTIFY THAT THE AS-BUILT MEASUREMENTS SHOWN HEREON ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS SURVEYED IN THE FIELD UNDER MY DIRECTION, TOGETHER WITH AS-BUILT MEASUREMENTS FROM MANHOLES PROVIDED BY CONTRACTOR.  
DATE OF LAST FIELD MEASUREMENTS: 04-26-17



- NOTES:
1. ALL SEWER MAINS SHALL BE 8" IN DIAMETER, AT LAKE SLOPS, THREE FEET OF COVER WILL BE PROVIDED AT THE FURTHEST POINT FROM THE LIFT STATION CONNECTION.
  2. EASEMENTS WILL BE PROVIDED FOR WATER AND SEWER, WHICH WILL BE TURNED OVER TO AND MAINTAINED BY THE CITY OF VENICE (WATER) AND SARASOTA COUNTY (SEWER).
  3. CURBSIDE TRASH PICK UP FOR EACH RESIDENCE WILL BE PROVIDED BY THE CITY OF VENICE. ACCESSIBILITY TO GATE WILL BE PROVIDED FOR THE CITY OF VENICE. THERE ARE NO PROPOSED REFUSE COLLECTION AREAS FOR THIS SITE.
  4. A SIREN OPERATED SENSOR, WHICH RESPONDS TO THE "YELL" STYLE SIREN, WILL BE INSTALLED ON THE ACCESS GATES AT BOTH ENTRANCES FOR ACCESSIBILITY BY CITY OF VENICE EMERGENCY VEHICLES.
  5. ONE THOUSAND GPM FIREFLOW WILL BE PROVIDED AT EACH PROPOSED FIRE HYDRANT.

UTILITY SUPPLIERS:

FLORIDA POWER & LIGHT  
1223 12TH AVE EAST  
PALMETTO, FL 34221

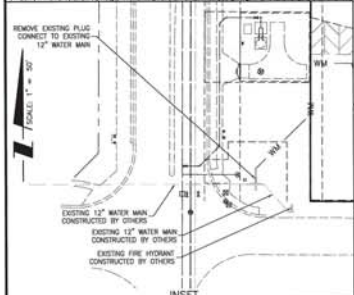
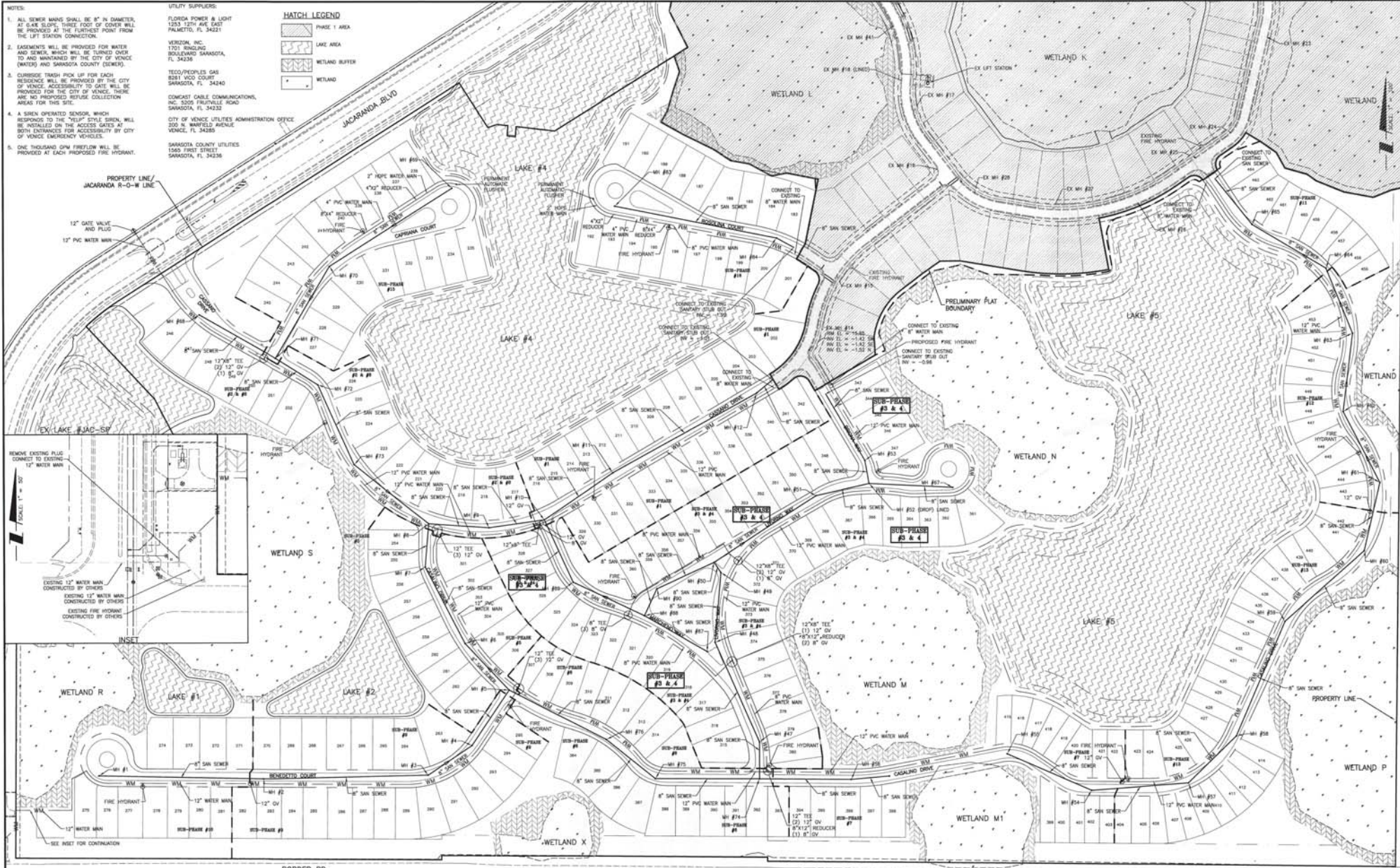
VERIZON, INC.  
1701 WINDLING  
BOULEVARD SARASOTA,  
FL 34239

TECO/PEOPLES GAS  
801 VCO COURT  
SARASOTA, FL 34240

COMCAST CABLE COMMUNICATIONS,  
INC. 5205 FRUITVILLE ROAD  
SARASOTA, FL 34232

CITY OF VENICE UTILITIES ADMINISTRATION OFFICE  
300 N. WATFIELD AVENUE  
VENICE, FL 34285

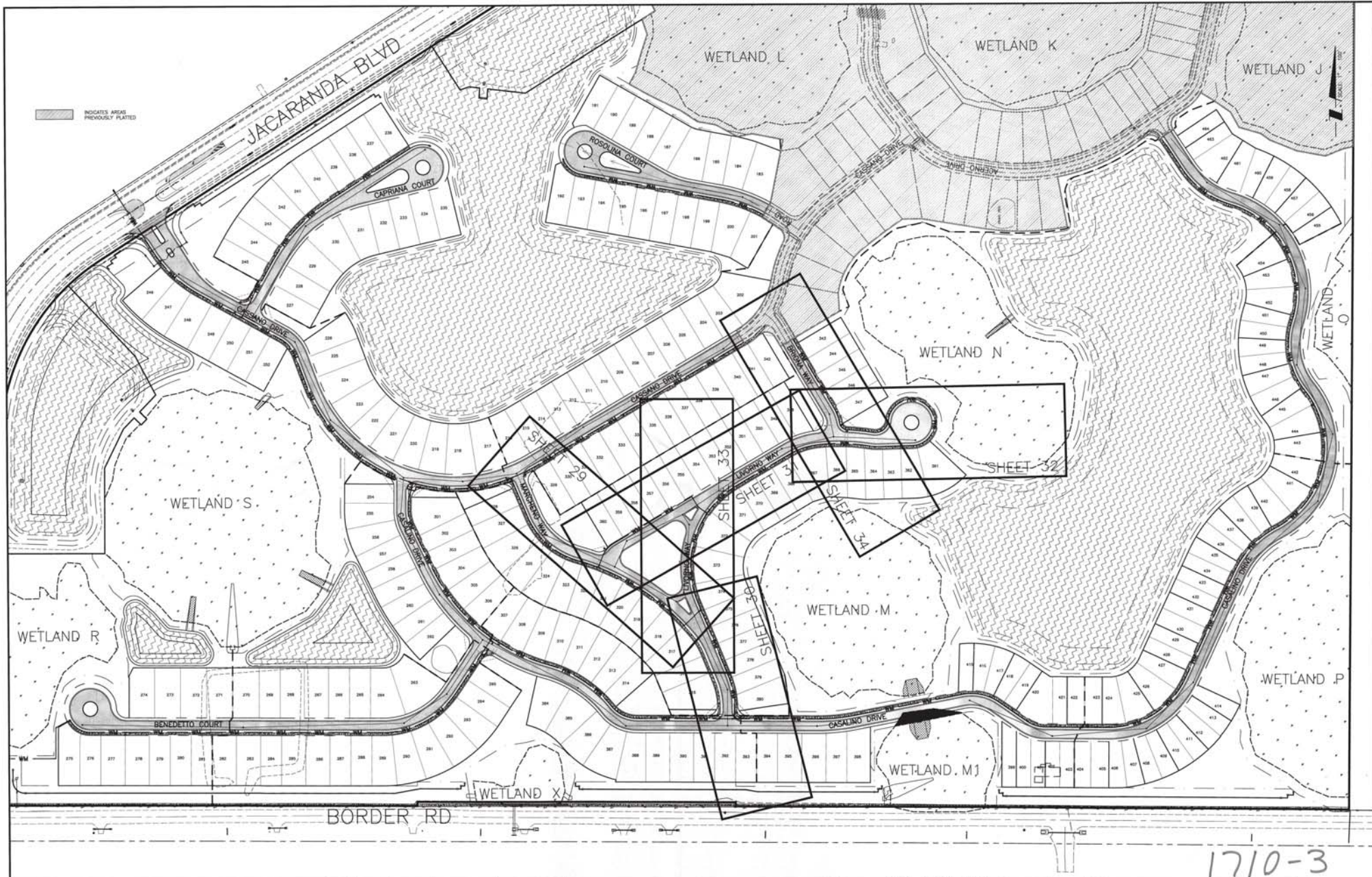
SARASOTA COUNTY UTILITIES  
1508 FIRST STREET  
SARASOTA, FL 34236



RECORD DRAWING		DATE: 04/26/17	ACTIVITY: REVISION	BY: JMC/102924	DATE: 2018	CLIENT: NEAL COMMUNITIES OF SOUTH FLORIDA, LLC	TITLE: MASTER WATER AND SEWER PLAN
M	REVISED PER CITY COMMENTS	07/20/17	DESIGNED BY: JMC/09450	DRAWN BY: JMC/102924	2018	PROJECT: VILLAGES OF MILANO PHASE 2 - SUBPHASE 3 AND 4	215611819-05C-151UP
K	REVISED PRODUCT TYPES IN SUBPHASES 8-10	07/22/17	CHECKED BY: JMC/09450	CONTRACT ADMIN. BY:			12 = 55
H	REVISED PER CITY OF VENICE COMMENTS DATED 8/17/18	08/18/18	DATE: 08/18/18	BY: JMC/09450	DATE: 2018		
REVISIONS A,B,C,D AND G NOT SHOWN							

RECORD DRAWING

1710-2



1710-3

REVISION	DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION
1	04/26/17		ACTIVITY	04/26/17		DATE
2	03/09/17	RTD/BB450	DESIGNED BY	03/09/17	RTD/BB450	2016
3	11/22/16	RTD/BB450	DRAWN BY	11/22/16	JAC/102924	2016
4	10/22/16	RTD/BB450	CHECKED BY			
5	10/22/16	RTD/BB450	CONTRACT ADMIN. BY			

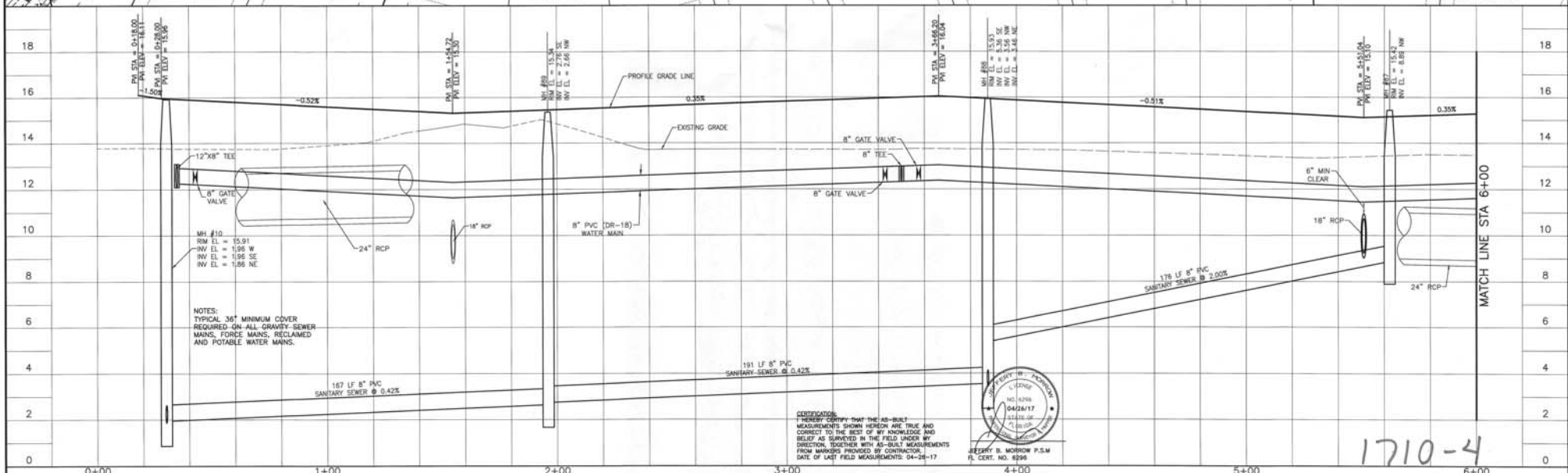
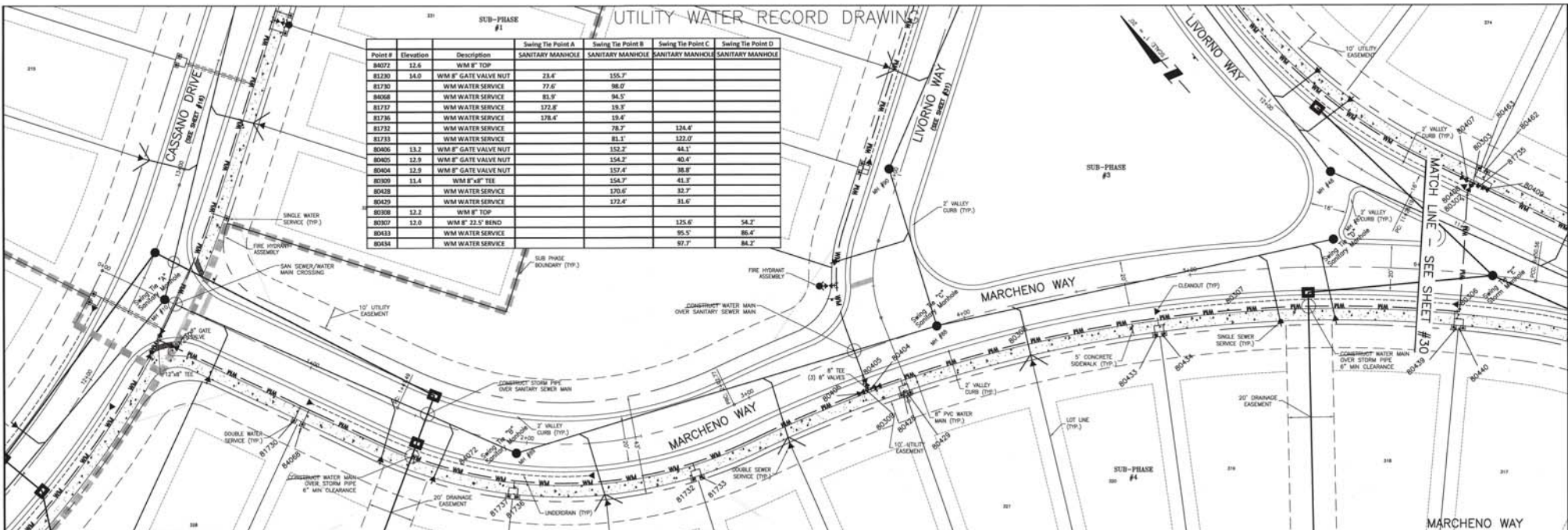
RECORD DRAWING

CLIENT:	NEAL COMMUNITIES OF SOUTHWEST FLORIDA, LLC	DATE:	2016
PROJECT:	VILLAGES OF MILANO PHASE 2 - SUBPHASE 3 & 4	TITLE:	PLAN AND PROFILE KEY PLAN
		PROJECT NUMBER:	215611819
		SHEET NUMBER:	13 of 55

Source: 4/11/2017 9:18:10 PM K:\2017\215611819\215611819.dwg  
 Plot Date: 4/11/2017 9:28:08 PM K:\2017\215611819\215611819.dwg  
 Plot Scale: 1" = 100'  
 Plot Title: PLAN AND PROFILE KEY PLAN  
 Plot Number: 13 of 55

# UTILITY WATER RECORD DRAWING

Point #	Elevation	Description	Swing Tie Point A	Swing Tie Point B	Swing Tie Point C	Swing Tie Point D
B0072	12.6	WM 8" TOP				
B1230	14.0	WM 8" GATE VALVE NUT	23.4'	155.7'		
B1730		WM WATER SERVICE	77.6'	38.0'		
B0658		WM WATER SERVICE	83.8'	94.5'		
B1737		WM WATER SERVICE	172.8'	15.5'		
B1736		WM WATER SERVICE	178.4'	18.4'		
B1732		WM WATER SERVICE	78.7'	124.4'		
B1733		WM WATER SERVICE	81.1'	122.0'		
B0406	13.2	WM 8" GATE VALVE NUT	152.2'	44.1'		
B0405	12.9	WM 8" GATE VALVE NUT	154.2'	40.4'		
B0404	12.9	WM 8" GATE VALVE NUT	157.4'	38.8'		
B0309	11.4	WM 8" TEE	154.7'	41.3'		
B0428		WM WATER SERVICE	170.6'	32.7'		
B0429		WM WATER SERVICE	172.4'	31.6'		
B0308	12.2	WM 8" TOP				
B0307	12.0	WM 8" 22.5' BEND			125.6'	54.2'
B0433		WM WATER SERVICE			95.5'	86.4'
B0434		WM WATER SERVICE			97.7'	84.2'



RECORD DRAWING	04/26/17	006	ACTIVITY	DATE
REVISION PER CITY COMMENTS	03/09/17	010/28450	DESIGNED BY	010/28450 2016
REVISION PER CITY OF VENICE COMMENTS DATED 8/17/16	08/18/16	010/28450	DRAWN BY	JMC/102924 2016
REVISION PER CITY OF VENICE COMMENTS	07/29/16	010/28450	CHECKED BY	
REVISION PER COMMENTS	05/22/16	010/28450	CONTRACT ADMIN. BY	
REVISION			BY APPROVED BY	

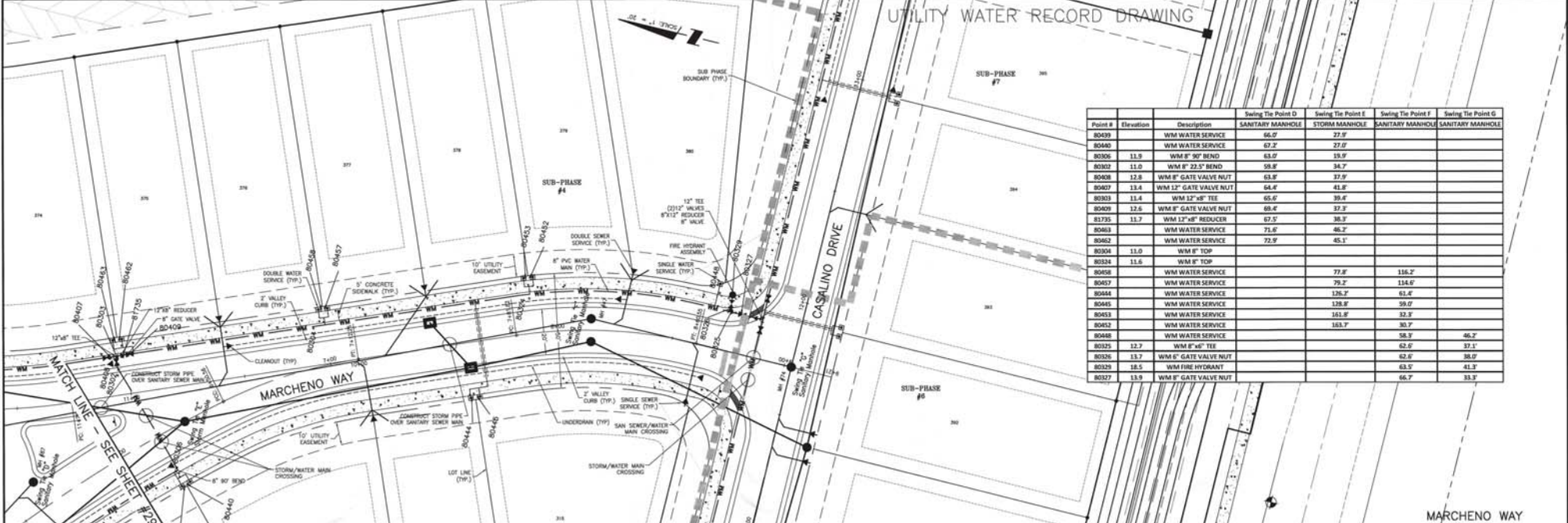
**POINT BREAK SURVEYING, LLC**  
 CERTIFICATE OF AUTHORIZATION LB 0007384  
 9111 Bazaar Ct, Suite E  
 Sarasota, FL 34238  
 Office: 941-378-4700  
 Fax: 941-378-6068

CLIENT: **NEAL COMMUNITIES OF SOUTHWEST FLORIDA, LLC**  
**VILLAGES OF MILANO**  
 PHASE 2- SUBPHASE 3&4

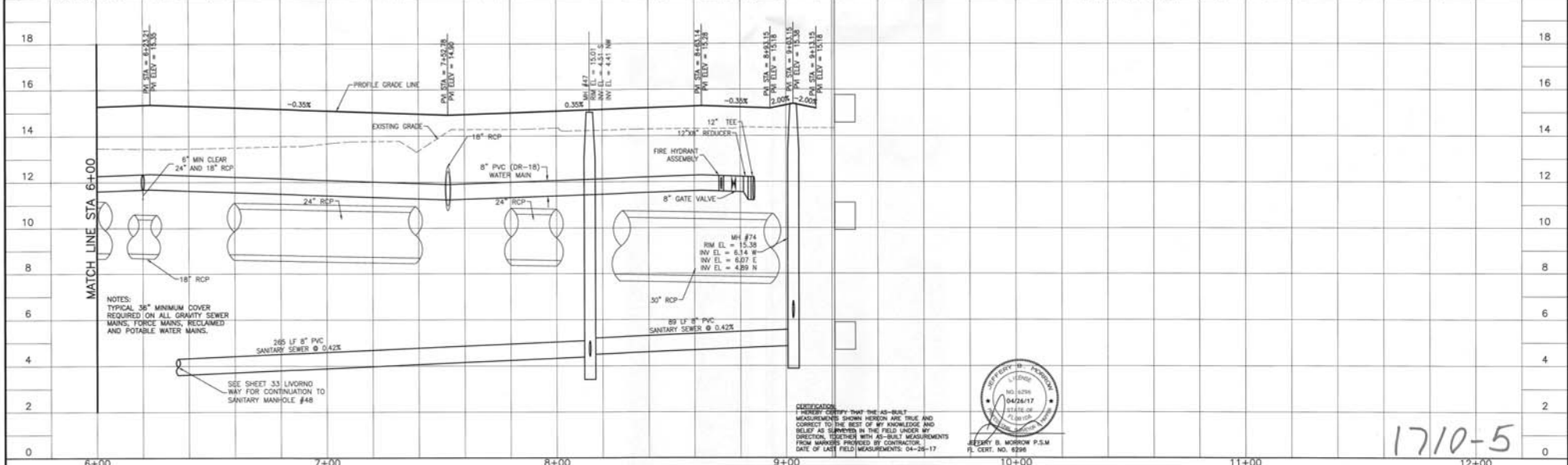
TITLE: **PLAN AND PROFILE MARCHENO WAY**  
 STA. 0+00 - STA. 6+00

1710-4

UTILITY WATER RECORD DRAWING



Point #	Elevation	Description	Swing The Point D	Swing The Point E	Swing The Point F	Swing The Point G
			SANITARY MANHOLE	STORM MANHOLE	SANITARY MANHOLE	SANITARY MANHOLE
80439		WM WATER SERVICE	66.0'	27.9'		
80440		WM WATER SERVICE	67.2'	27.0'		
80305	11.8	WM 8" 90° BEND	63.0'	33.9'		
80301	11.0	WM 8" 22.5° BEND	58.9'	34.7'		
80408	12.8	WM 8" GATE VALVE NUT	63.8'	37.9'		
80407	13.4	WM 12" GATE VALVE NUT	64.6'	41.8'		
80303	11.4	WM 12" 45° TEE	65.0'	39.4'		
80409	12.6	WM 8" GATE VALVE NUT	69.6'	37.3'		
81795	11.7	WM 12" 45° REDUCER	67.5'	38.3'		
80463		WM WATER SERVICE	71.8'	46.2'		
80462		WM WATER SERVICE	72.9'	45.1'		
80304	11.0	WM 8" TOP				
80324	11.6	WM 8" TOP				
80458		WM WATER SERVICE	77.8'	116.2'		
80457		WM WATER SERVICE	79.2'	114.0'		
80446		WM WATER SERVICE	126.2'	61.4'		
80445		WM WATER SERVICE	128.8'	59.0'		
80453		WM WATER SERVICE	161.8'	32.3'		
80452		WM WATER SERVICE	163.7'	30.7'		
80325	12.7	WM 8" 45° TEE		58.3'	46.2'	
80326	13.7	WM 8" 45° TEE		62.0'	37.1'	
80329	18.5	WM FIRE HYDRANT		62.0'	38.0'	
80327	13.9	WM 8" GATE VALVE NUT		66.7'	33.3'	



RECORD DRAWING

DESIGNED BY: JMC/289398	CHECKED BY: JMC/102924
DRAWN BY: JMC/289398	DATE: 04/26/17
DATE: 04/26/17	DATE: 04/26/17
DATE: 04/26/17	DATE: 04/26/17
DATE: 04/26/17	DATE: 04/26/17

POINT BREAK SURVEYING, LLC  
 CERTIFICATE OF AUTHORIZATION LB 000784  
 8111 Bunker Hill Lane E  
 Miramar, FL 33189  
 OFFICE: 954-378-4707  
 FAX: 954-378-0568

CUSTOMER: NEAL COMMUNITIES OF SOUTHWEST FLORIDA, LLC  
 PROJECT: VILLAGES OF MILANO  
 PHASE 2 - SUBPHASE 3&4

TITLE: PLAN AND PROFILE  
 MARCHENO WAY  
 STA. 6+00 - STA. 10+00

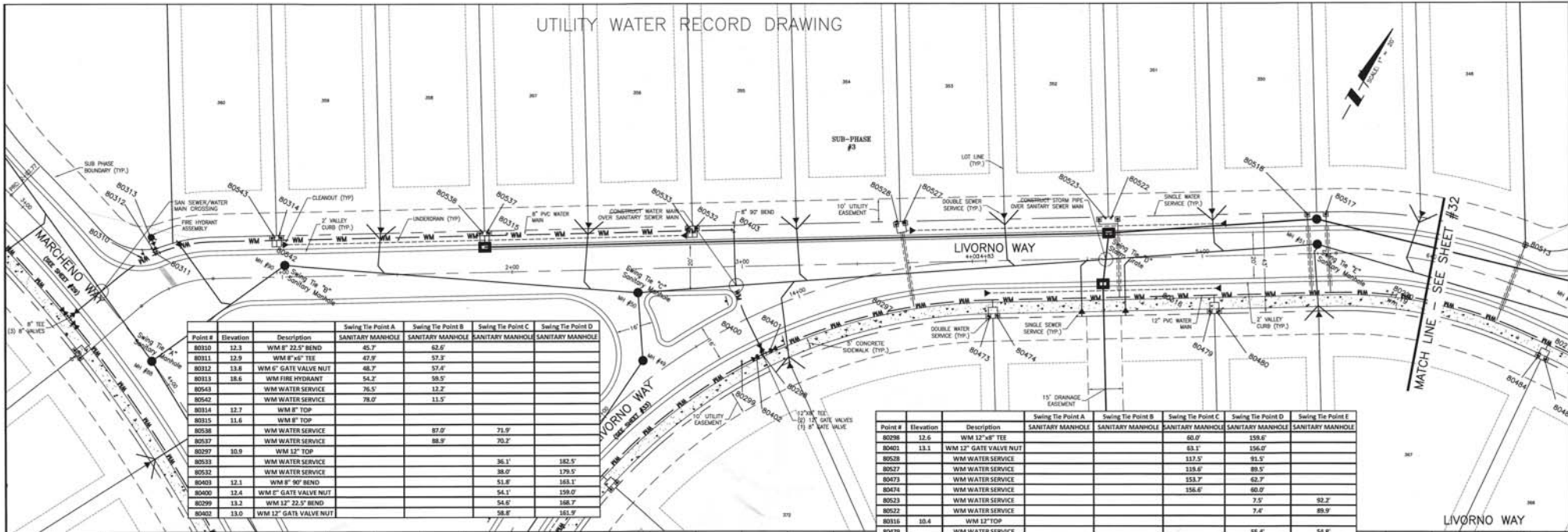
DATE: 04/26/17  
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 SHEET NUMBER: 215611819-05C-2055T  
 OF 30 OF 55



1710-5

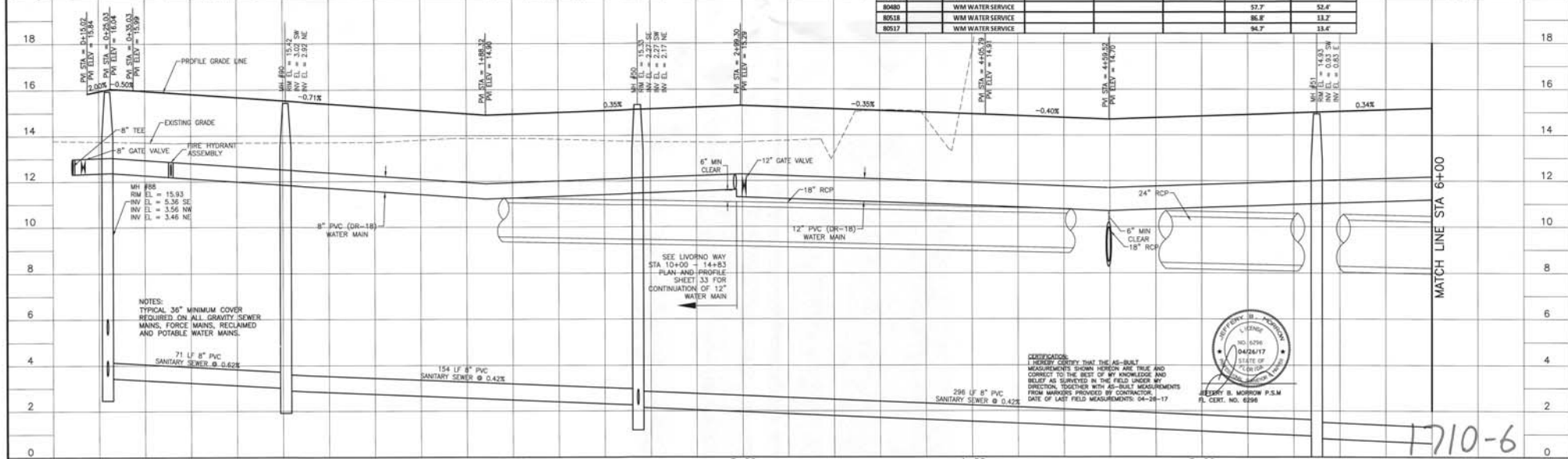


# UTILITY WATER RECORD DRAWING



Point #	Elevation	Description	Swing Tie Point A	Swing Tie Point B	Swing Tie Point C	Swing Tie Point D	Swing Tie Point E
80010	12.3	WM 8" 22.5" BEND	45.7'	52.5'			
80011	12.9	WM 8" 45" TEE	47.8'	53.4'			
80012	13.8	WM 6" GATE VALVE NUT	48.7'	57.6'			
80013	18.6	WM FIRE HYDRANT	54.7'	58.5'			
80043		WM WATER SERVICE	76.5'	11.2'			
80044		WM WATER SERVICE	78.0'	11.5'			
80045	12.7	WM 8" TOP					
80046	11.6	WM 8" TOP					
80048		WM WATER SERVICE	87.0'	71.9'			
80047		WM WATER SERVICE	88.9'	70.2'			
80049	15.9	WM 12" TOP					
80053		WM WATER SERVICE	38.1'	182.5'			
80052		WM WATER SERVICE	39.0'	178.5'			
80403	12.1	WM 8" 90° BEND	53.8'	163.1'			
80400	13.4	WM 6" GATE VALVE NUT	54.1'	159.0'			
80099	13.2	WM 12" 22.5" BEND	54.6'	168.7'			
80402	13.0	WM 12" GATE VALVE NUT	55.8'	168.9'			

Point #	Elevation	Description	Swing Tie Point A	Swing Tie Point B	Swing Tie Point C	Swing Tie Point D	Swing Tie Point E
80098	12.6	WM 12" 45" TEE			60.0'		159.6'
80401	13.1	WM 12" GATE VALVE NUT			61.1'		156.0'
80028		WM WATER SERVICE			117.0'		81.5'
80027		WM WATER SERVICE			118.4'		89.5'
80473		WM WATER SERVICE			153.7'		62.7'
80474		WM WATER SERVICE			156.4'		60.0'
80023		WM WATER SERVICE			7.5'		82.2'
80022		WM WATER SERVICE			7.4'		89.9'
80016	10.4	WM 12" TOP					
80479		WM WATER SERVICE				55.4'	54.8'
80480		WM WATER SERVICE				57.7'	52.4'
80518		WM WATER SERVICE				86.8'	13.7'
80017		WM WATER SERVICE				94.7'	13.4'

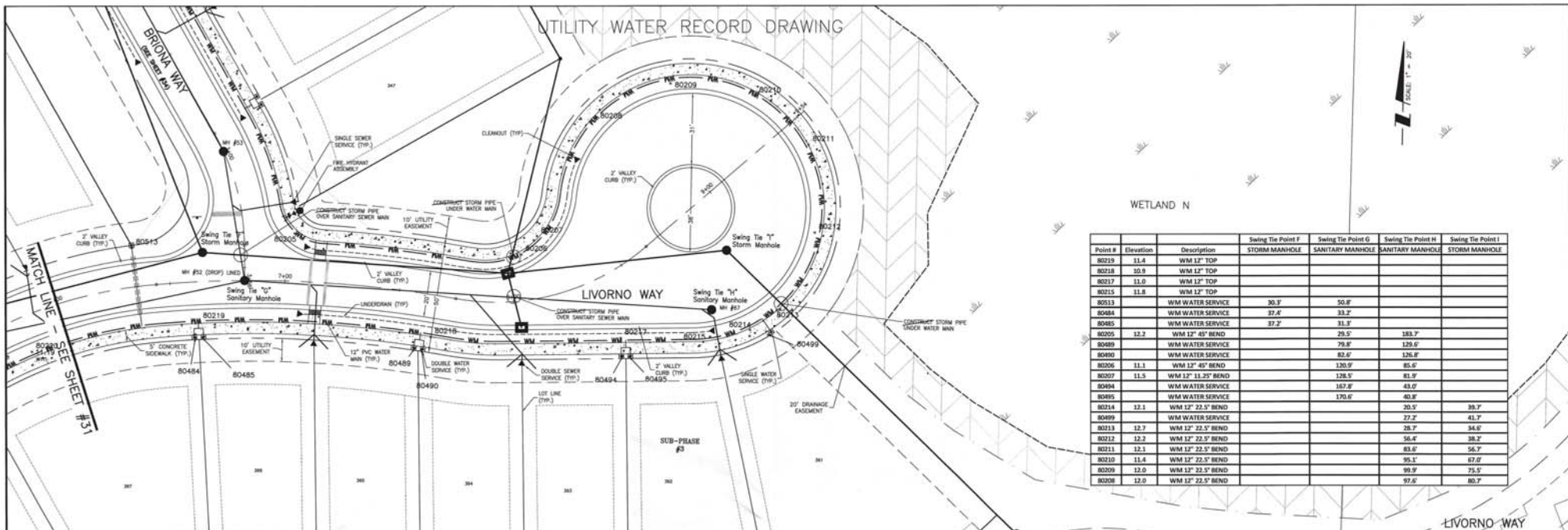


<p>RECORD DRAWING</p> <p>CLARIFY WATER MAIN PLAN &amp; PROFILE</p> <p>REVISED PER CITY COMMENTS</p> <p>REVISED PER CITY OF VENICE COMMENTS DATED 8/17/16</p> <p>REVISED PER CITY OF VENICE COMMENTS</p>	<p>04/26/17</p> <p>04/26/17</p> <p>01/20/17</p> <p>08/19/16</p> <p>07/20/16</p>	<p>889</p> <p>001/20338</p> <p>878/89450</p> <p>872/89450</p> <p>373/29450</p>	<p>ACTIVITY</p> <p>DESIGNED BY</p> <p>DRAWN BY</p> <p>CHECKED BY</p> <p>CONTRACT ADMIN. BY</p> <p>IN. APPROVED BY</p>	<p>DATE</p> <p>2016</p> <p>2016</p> <p>2016</p> <p>2016</p> <p>2016</p>	<p>POINT BREAK SURVEYING, LLC</p> <p>CERTIFICATE OF AUTHORIZATION LB 0007384</p> <p>1111 Babcock Square E</p> <p>Orlando, FL 32840</p> <p>Office 407-247-7478</p> <p>Fax 407-247-6008</p>	<p>CLIENT:</p> <p>NEAL COMMUNITIES OF SOUTHWEST FLORIDA, LLC</p> <p>VILLAGES OF MILANO</p> <p>PHASE 2-SUBPHASE 3&amp;4</p>	<p>PROJECT:</p> <p>NEAL COMMUNITIES OF SOUTHWEST FLORIDA, LLC</p> <p>VILLAGES OF MILANO</p> <p>PHASE 2-SUBPHASE 3&amp;4</p>	<p>DATE:</p> <p>08/17/2016</p> <p>SCALE:</p> <p>1" = 20'</p> <p>1" = 2'</p>	<p>TITLE:</p> <p>PLAN AND PROFILE</p> <p>LIVORNO WAY</p> <p>STA. 0+00 - STA. 6+00</p>	<p>PROJECT NUMBER:</p> <p>215611819</p> <p>DRAWING NUMBER:</p> <p>31 of 55</p>
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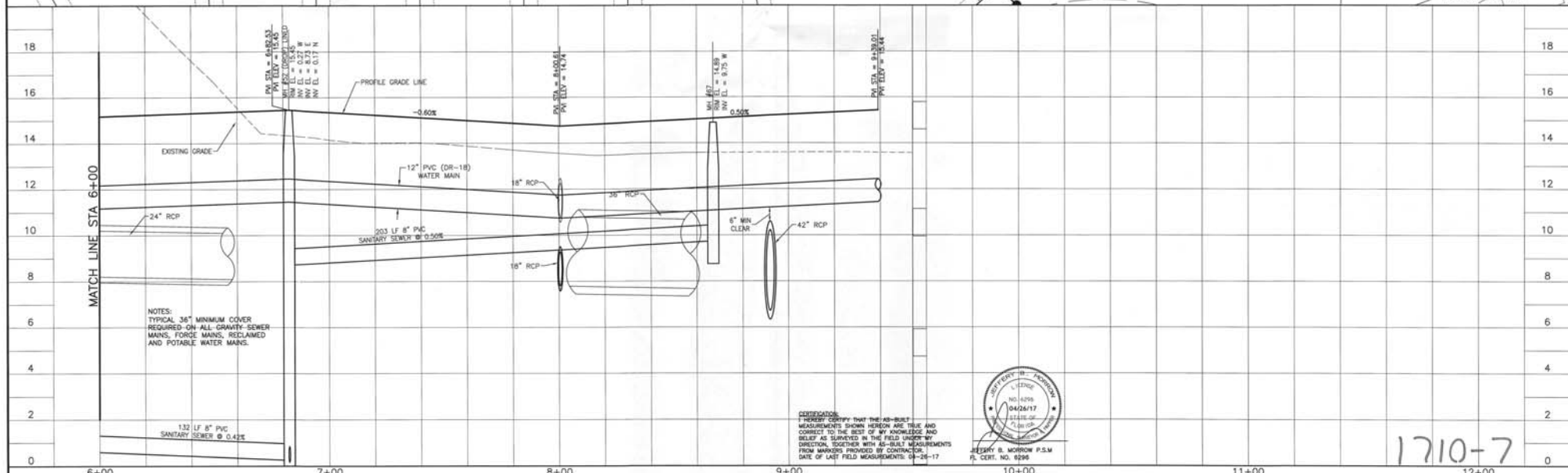
1710-6

UTILITY WATER RECORD DRAWING



WETLAND N

Point #	Elevation	Description	Swing Tie Point F	Swing Tie Point G	Swing Tie Point H	Swing Tie Point I
80218	11.4	WM 12" TOP				
80218	10.9	WM 12" TOP				
80217	11.0	WM 12" TOP				
80215	11.8	WM 12" TOP				
80513		WM WATER SERVICE	30.3'	50.8'		
80485		WM WATER SERVICE	37.8'	33.2'		
80485		WM WATER SERVICE	37.2'	31.3'		
80505	12.2	WM 12" 45' BEND		29.5'	183.7'	
80489		WM WATER SERVICE	79.8'	129.0'		
80490		WM WATER SERVICE	82.6'	126.8'		
80306	11.1	WM 12" 45' BEND		130.9'	85.6'	
80207	11.5	WM 12" 11.25' BEND		126.3'	81.9'	
80204		WM WATER SERVICE		167.8'	43.0'	
80495		WM WATER SERVICE		170.0'	40.8'	
80214	12.1	WM 12" 22.5' BEND		20.5'	39.7'	
80499		WM WATER SERVICE		27.2'	41.7'	
80213	12.7	WM 12" 22.5' BEND		28.7'	34.0'	
80212	12.3	WM 12" 22.5' BEND		36.4'	38.2'	
80211	12.1	WM 12" 22.5' BEND		83.0'	56.7'	
80210	11.4	WM 12" 22.5' BEND		95.1'	67.0'	
80209	12.0	WM 12" 22.5' BEND		99.9'	75.5'	
80208	12.0	WM 12" 22.5' BEND		97.0'	80.7'	



NOTES:  
TYPICAL 36" MINIMUM COVER  
REQUIRED ON ALL GRAVITY SEWER  
MANS, FORCE MANS, RECLAIMED  
AND POTABLE WATER MANS.

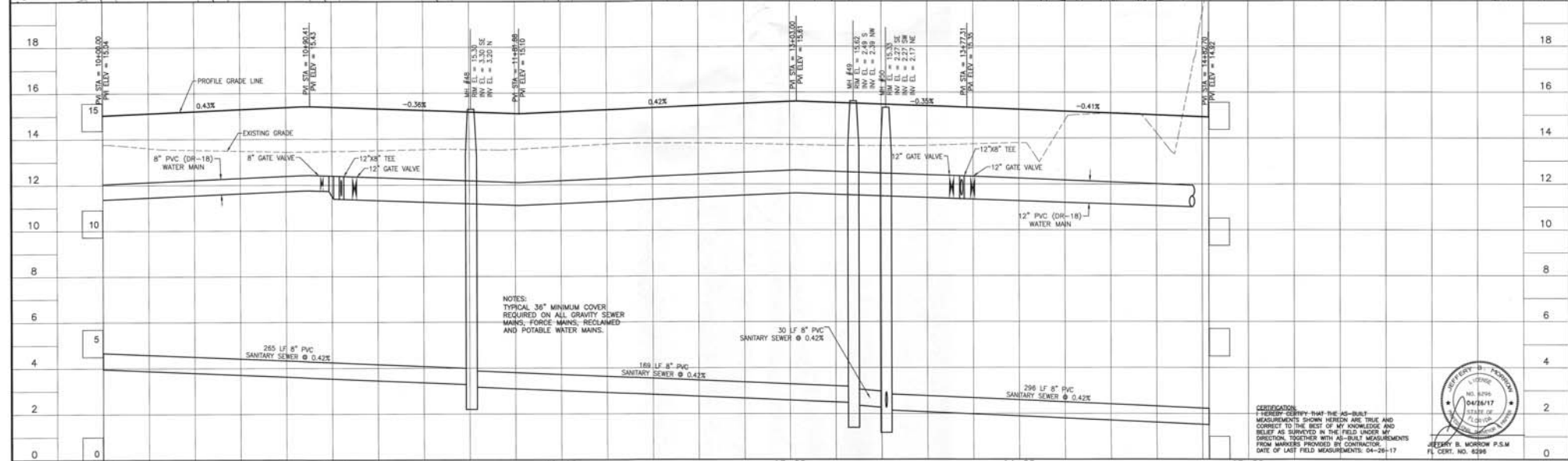
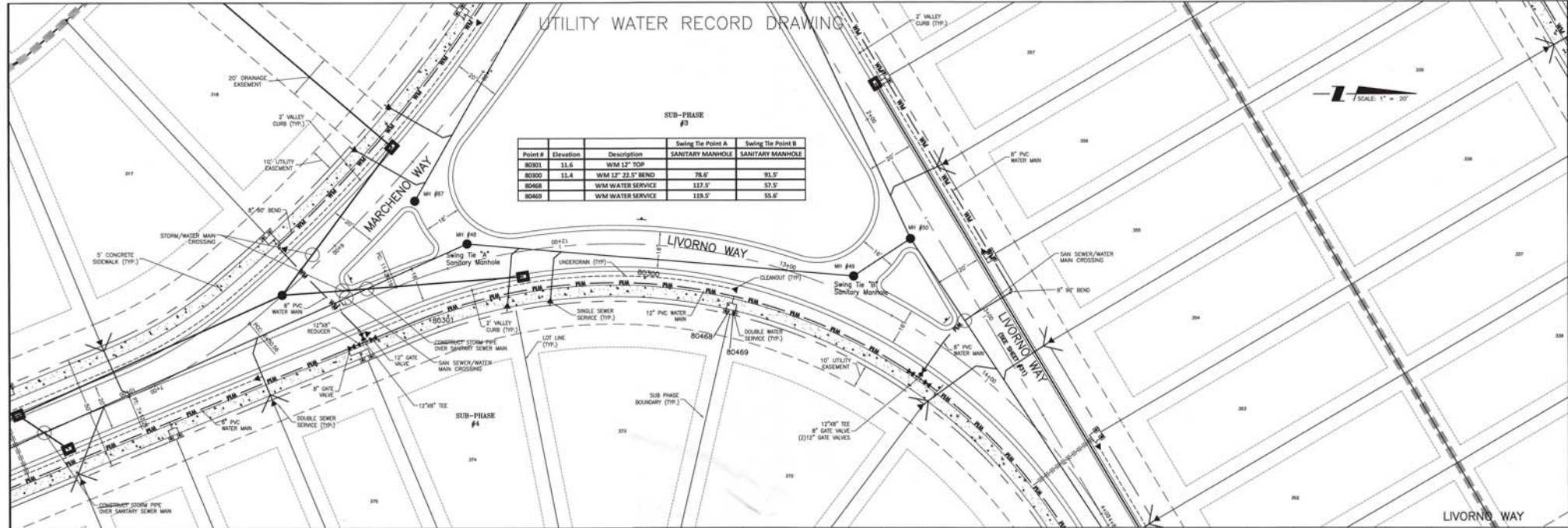
CORROBORATION  
I HEREBY CERTIFY THAT THE AS-BUILT  
MEASUREMENTS SHOWN HEREON ARE TRUE AND  
CORRECT TO THE BEST OF MY KNOWLEDGE AND  
BELIEF AS SURVEYED IN THE FIELD UNDER MY  
DIRECTION, TOGETHER WITH AS-BUILT MEASUREMENTS  
FROM MARKERS PROVIDED BY CONTRACTOR.  
DATE OF LAST FIELD MEASUREMENTS: 08-28-17



1710-7

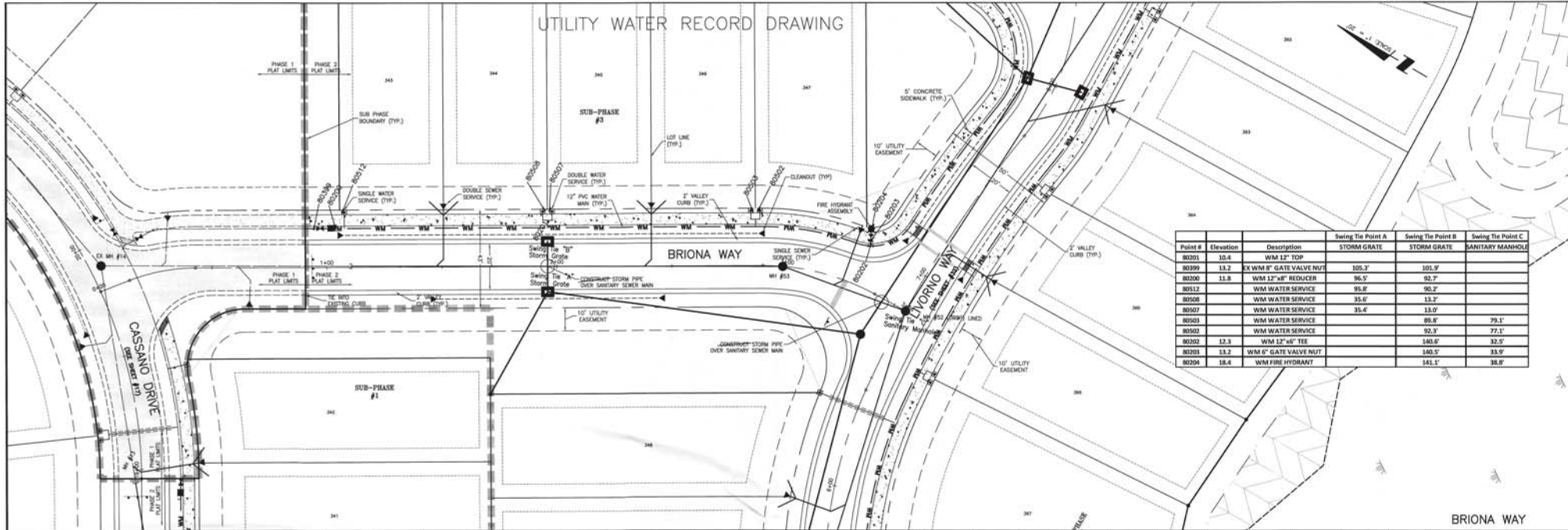
<p>RECORD DRAWING</p> <p>DESIGNED BY: 879/28450 2016</p> <p>CHECKED BY: JMS/152924 2016</p>	<p>ACTIVITY: 879/28450 2016</p> <p>DESIGNED BY: 879/28450 2016</p> <p>CHECKED BY: JMS/152924 2016</p>	<p>POINT BREAK SURVEYING, LLC</p> <p>CERTIFICATE OF AUTHORIZATION LB 0007384</p> <p>9111 Blaine Ct. Suite E Tampa, FL 33604 Office 813-278-4767 Fax 813-278-6598</p>	<p>CLIENT: NEAL COMMUNITIES OF SOUTHWEST FLORIDA, LLC</p> <p>PROJECT: VILLAGES OF MILANO PHASE 2--SUBPHASE 3&amp;4</p>	<p>TITLE: PLAN AND PROFILE LIVORNO WAY STA. 6+00 - STA. 9+54</p>	<p>DATE: 04/26/17</p> <p>SCALE: 1" = 20'</p> <p>DATE: 04/26/17</p> <p>SCALE: 1" = 20'</p>	<p>PROJECT NUMBER: 215611819-05C-2065T</p> <p>SHEET NUMBER: 32 of 55</p>
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# UTILITY WATER RECORD DRAWING

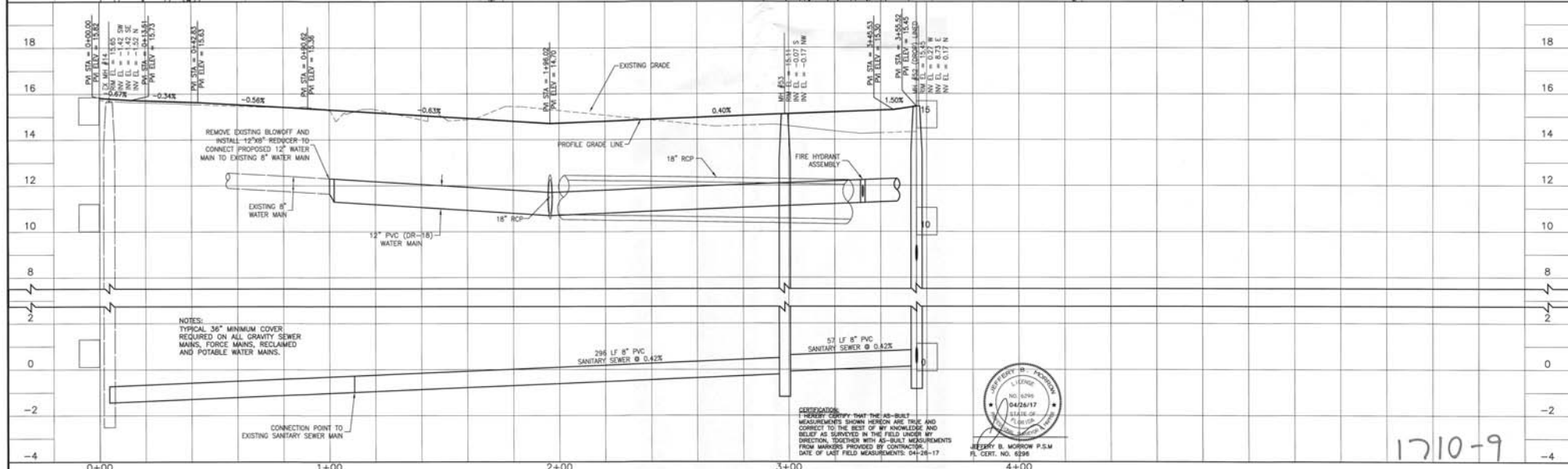


<b>RECORD DRAWING</b> # REVISED 12" TO 8" WM AT LOTS 375-380 - CLARIFY WATER PROFILE AT STA 13+77 # REVISED PER CITY COMMENTS # REVISED PER CITY COMMENTS # REVISED PER COMMENTS # REVISED PER COMMENTS	04/26/17 BBS 24/06/17 07/29/17 07/29/17 08/22/17 08/22/17	BBS DKL/BB338 BBS/BB350 BBS/BB350 BBS/BB350 BBS/BB350	ACTIVITY DESIGNED BY: DRAWN BY: CHECKED BY: CONTRACT ADMIN. BY: S.W. APPROVED BY:	DATE 2018 2018 2018 2018 2018	<b>POINT BREAK SURVEYING, LLC</b> CERTIFICATE OF AUTHORIZATION LB 0007384 8111 Seaside Ct Suite E Sarasota, FL 34240 Office: 941-578-4949 Fax: 941-578-0568	CLIENT: NEAL COMMUNITIES OF SOUTHWEST FLORIDA, LLC PROJECT: VILLAGES OF MILANO PHASE 2-SUBPHASE 3&4	DATE: 2018 DRAWING SCALE: 1" = 20' SHEET SCALE: 1" = 2' SHEET NUMBER: 33 OF 55 PROJECT NUMBER: 215611819	TITLE: PLAN AND PROFILE LIVORNO WAY STA. 10+00 - STA. 14+83 1710-8 DATE OF LAST FIELD MEASUREMENTS: 04-28-17 JERRY B. MORROW P.S.M. FL CERT. NO. 6286
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# UTILITY WATER RECORD DRAWING

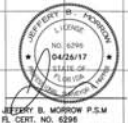


Point #	Elevation	Description	Swing Tie Point A	Swing Tie Point B	Swing Tie Point C
80201	10.4	WM 12" TOP		STORM GRATE	SANITARY MANHOLE
80399	13.2	6X WM 8" GATE VALVE NUT	105.3'		
80200	11.8	WM 12"x8" REDUCER	96.5'		92.7'
80512		WM WATER SERVICE	95.8'		90.2'
80508		WM WATER SERVICE	35.0'		13.2'
80507		WM WATER SERVICE	35.4'		13.0'
80503		WM WATER SERVICE			89.8'
80502		WM WATER SERVICE			92.3'
80202	12.3	WM 12"x6" TEE		140.6'	142.5'
80203	13.2	WM 6" GATE VALVE NUT		140.5'	133.9'
80204	18.4	WM FIRE HYDRANT		141.1'	148.4'



NOTES:  
TYPICAL 36" MINIMUM COVER  
REQUIRED ON ALL GRAVITY SEWER  
MAINS, FORCE MAINS, RECLAIMED  
AND POTABLE WATER MAINS.

CORROBORATION  
I HEREBY CERTIFY THAT THE AS-BUILT  
MEASUREMENTS SHOWN HEREON ARE TRUE AND  
CORRECT TO THE BEST OF MY KNOWLEDGE AND  
BELIEF AS SURVEYED IN THE FIELD UNDER MY  
DIRECTION TOGETHER WITH AS-BUILT MEASUREMENTS  
FROM MARKERS PROVIDED BY CONTRACTOR.  
DATE OF LAST FIELD MEASUREMENTS: 04-24-17



1710-9

<b>RECORD DRAWING</b> 04/26/17 DESIGNED BY: RTO/28450 DRAWN BY: JMS/152924 CHECKED BY: JMS/22274 DATE: 2018	ACTIVITY: UTILS/ENR DATE: 2018 DESIGNED BY: RTO/28450 DRAWN BY: JMS/152924 CHECKED BY: JMS/22274 DATE: 2018	CERTIFICATE OF AUTHORIZATION LD 0007384 8111 State St. Suite E Tampa, FL 33604 PHONE 813-276-4787 FAX 813-276-6598	CLIENT: NEAL COMMUNITIES OF SOUTHWEST FLORIDA, LLC PROJECT: VILLAGES OF MILANO PHASE 2-SUBPHASE 3&4	DATE: 2018 PROJECT NO: 215611819-05C-208ST SHEET NO: 34 of 55 TITLE: PLAN AND PROFILE BRIONA WAY STA. 0+00 - STA. 4+00
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