

**RECORD  
DRAWING**

**GENERAL NOTES:**

- OWNERSHIP AND UNIFIED CONTROL STATEMENT:**  
THE PROPOSED PROJECT IS OWNED BY 2 ENTITIES:  
A. LAUREL ROAD PROPERTY, LLC  
B. TRI OF TREVISO GRAND, LLC
- CHARACTER AND INTENDED USE STATEMENT**  
COMMERCIAL MIXED USE
- EXISTING LAND USE:**  
VACANT  
TREVISO GRAND APARTMENTS
- ZONING/PROPERTY ID:**  
COMMERCIAL MIXED USE (CMU); FUTURE LAND USE: MIXED USE COMMERCIAL/ PID: 0376-12-0001 AND PID: 0376-12-0002.
- PROPOSED LOT/TRACT AREAS:**  
A. TOTAL SITE AREA = 50.68 AC.  
B. ZONING ADMINISTRATOR MAY ADMINISTRATIVELY APPROVE THE RELOCATION OF LOT LINES, SUBJECT TO NO ADDITIONAL LOTS BEING CREATED.  
C. STORMWATER TREATMENT AND ATTENUATION FOR THIS SITE ARE PERMITTED AND ACCOUNTED FOR IN THE TOSCANA ISLES DEVELOPMENT.
- FLOOD ZONE:**  
THE SITE LIES WITHIN THE BOUNDARY OF FLOOD ZONE X PER FIRM MAP 1211500244F REVISED NOVEMBER 4, 2016.
- UTILITY PROVIDERS:**  

<b>WATER / SANITARY SEWER:</b> CITY OF VENICE 200 WARFIELD AVE VENICE, FL 34285 (941)480-3333 (941)480-2084 fax	<b>ELECTRICITY:</b> FLORIDA POWER & LIGHT 5676 S. McINTOSH RD. SARASOTA, FL 34233 (941)927-4218	<b>TELEPHONE / CATV:</b> FRONTIER 1609 U.S. 41 BYPASS SOUTH VENICE, FL 34293 (941)906-6719 (941)952-5753 fax	<b>TELEPHONE / CATV:</b> COMCAST 5205 FRUITVILLE ROAD SARASOTA, FLORIDA 34240 (941) 371-6700
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- CITY OF VENICE REQUIRED NOTES:**  
A. ALL WORK CONDUCTED IN THE CITY OF VENICE RIGHT-OF-WAY (ROW) WILL REQUIRE ISSUANCE OF A ROW PERMIT.  
B. ALL WORK CONDUCTED IN SARASOTA COUNTY AND/OR FDOT ROW SHALL REQUIRE A COPY OF THE ISSUED PERMITS.  
C. TREE REMOVAL PERMIT MUST BE OBTAINED FROM CITY OF VENICE NATURAL RESOURCES DEPARTMENT.  
D. POST DEVELOPMENT RUNOFF DOES NOT EXCEED PRE-DEVELOPMENT RUNOFF VOLUME OR RATE FOR A 24-HOUR, 25-YEAR STORM EVENT.  
E. ALL FIRE SERVICE BACKFLOW ASSEMBLIES SHALL BE INSTALLED BY A CERTIFIED CONTRACTOR WITH A CLASS 1, 11 OR V CERTIFICATE OF COMPETENCY ISSUED BY THE STATE FIRE MARSHALL AS PER F.S. 633.521.  
F. CONSTRUCTION SITE MUST BE POSTED WITH 24-HOUR CONTACT INFORMATION.  
G. ALL UTILITIES, WHETHER PUBLIC OR PRIVATE, SHALL MEET CITY OF VENICE STANDARDS.  
H. CONTACT PUBLIC WORKS SOLID WASTE DIVISION (941-486-2422) FOR APPROVAL OF DUMPSTER LOCATION AND LAYOUT PRIOR TO CONSTRUCTION.
- VERTICAL DATUM:**  
ELEVATIONS ARE RELATIVE TO NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D.) OF 1929. ELEVATIONS ARE BASED ON SARASOTA COUNTY BENCHMARK #378A WITH A PUBLISHED ELEVATION = 40.737'.
- SINAGE TRACT:**  
TRACT 100 (SIGNAGE TRACT) IS A NON-HABITABLE STRUCTURE SIGNAGE TRACT.
- SIDEWALK:**  
A. A SIDEWALK AND PATHWAY SYSTEM SHALL BE INCLUDED WITHIN THE DEVELOPMENT TO IMPLEMENT THE PROVISIONS OF POLICY 16.22 OF THE FUTURE LAND USE ELEMENT OF THE COMPREHENSIVE PLAN. SIDEWALKS AND PATHWAYS SHALL BE A MINIMUM OF FIVE (5) FT IN WIDTH ALONG ALL ROADWAYS ADJOINING RESIDENTIAL AND COMMERCIAL USES. WHERE NO USE IS PROPOSED, THE SIDEWALK AND PATHWAY MAY CONTINUE ALONG ONLY THE SIDE WITH ACTIVE USES.  
B. UPON THE COMPLETION OF CONSTRUCTION OF EACH LOT, SAID LOT WILL HAVE ACCESS TO SIDEWALKS.
- UTILITY NOTES:**  
A. SANITARY SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF VENICE STANDARDS.  
B. WATER DISTRIBUTION CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF VENICE UTILITY CODE.  
C. THE CONTRACTOR SHALL CONTACT "SUNSHINE STATE" ONE CALL, FPL AND ALL OTHER UTILITY COMPANIES PRIOR TO ANY WORK ONSITE OR OFFSITE SO THAT THE EXACT LOCATION OF ALL UTILITIES CAN BE DETERMINED.  
D. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO WELLS LOCATED ON THIS SITE.  
E. ANY WELLS DISCOVERED DURING EARTH MOVING, EXCAVATION OR CONSTRUCTION MUST BE REPORTED TO THE ENVIRONMENTAL ENGINEERING DEPARTMENT WITHIN 24 HOURS OF DISCOVERY. IF SAID WELL HAS NO USE IT SHALL BE PLUGGED BY A LICENSED WELL DRILLING CONTRACTOR IN AN APPROVED MANNER.  
F. TO THE BEST OF OUR KNOWLEDGE NO SEPTIC TANKS ARE LOCATED ON THIS SITE.  
G. ALL UTILITIES INCLUDING TELEPHONE, TELEVISION CABLE AND ELECTRICAL SYSTEMS SHALL BE INSTALLED UNDERGROUND.  
H. ALL IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST VERSION OF THE CITY OF VENICE STANDARDS DETAILS.  
I. UPON DEVELOPMENT OF LOT 1, ADDITIONAL FIRE HYDRANTS MAY BE REQUIRED TO MEET NFP REQUIREMENTS (LATEST EDITION AT TIME OF DEVELOPMENT).
- LANDSCAPE BUFFERING:**  
LANDSCAPE BUFFERING ALONG LAUREL ROAD AND KNIGHTS TRAIL ROAD SHALL BE DESIGNED AT THE TIME OF SITE AND DEVELOPMENT APPROVAL FOR THE INDIVIDUAL LOTS. LANDSCAPE BUFFERING SHALL BE REQUIRED TO MEET THE MINIMUM STANDARDS OF THE PORTOFINO CMU ZONING REQUIREMENTS.
- GOVERNING STANDARDS FOR WORK WITHIN FDOT ROW:**  
A. PLANS - FLORIDA DEPARTMENT OF TRANSPORTATION, FY 2020-21 STANDARD PLANS FOR ROAD AND BRIDGE CONSTRUCTION AND APPLICABLE INTERIM REVISIONS (IRS) WHICH ARE AVAILABLE AT THE FOLLOWING WEBSITE: [HTTPS://WWW.FDOT.GOV/DESIGN/STANDARDPLANS](https://www.fdot.gov/design/STANDARDPLANS)  
APPLICABLE IRS: IRS36-001-01, IRS21-001-01. STANDARD PLANS FOR BRIDGE CONSTRUCTION ARE INCLUDED IN THE STRUCTURES PLANS COMPONENT  
B. SPECIFICATIONS - FLORIDA DEPARTMENT OF TRANSPORTATION, JULY 2020 STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION AT THE FOLLOWING WEBSITE: [HTTPS://FDOT.GOV/PROGRAMMANAGEMENT/IMPLEMENTED/SPECBOOKS](https://fdot.gov/PROGRAMMANAGEMENT/IMPLEMENTED/SPECBOOKS)

**RECORD DRAWING**  
FOR  
**PORTOFINO CMU (AKA MIRASOL EAST CMU)**

A 12 LOT COMMERCIAL MIXED-USE DEVELOPMENT  
LYING IN SECTION 27, TOWNSHIP 38 SOUTH, RANGE 19 EAST, CITY OF VENICE, SARASOTA COUNTY, FLORIDA.

**OWNERS:**  
LAUREL ROAD DEVELOPMENT, LLC  
7350 POINT OF ROCKS RD,  
SARASOTA, FL 34242

TRI OF TREVISO GRAND, LLC  
1600 N. ATLANTIC AVENUE  
SUITE 201  
COCOA BEACH, FL 32931

**DEVELOPER:**  
LAUREL ROAD DEVELOPMENT, LLC  
7350 POINT OF ROCKS RD,  
SARASOTA, FL 34242

**ENGINEER / SURVEYOR:**  
AM ENGINEERING, LLC  
8340 CONSUMER COURT  
SARASOTA, FLORIDA 34240  
(941) 377-9178  
CERTIFICATE OF AUTHORIZATION No. 33105, LB No. 4334

**INDEX TO DRAWINGS**

DWG. NO.	DESCRIPTION
01	COVER
02	AERIAL & EXISTING CONDITIONS PLAN
03	MASTER SITE PLAN
04	PRELIMINARY PLAT
05	STORMWATER MANAGEMENT PLAN
06A	PAVING, GRADING & DRAINAGE PLAN
06B	PAVING, GRADING & DRAINAGE PLAN
06C	PAVING, GRADING & DRAINAGE PLAN
07	PAVING, GRADING & DRAINAGE DETAILS
08	STORMWATER POLLUTION PREVENTION PLAN
09	MASTER UTILITY PLAN
10	UTILITY KEY SHEET
11	PLAN AND PROFILE STA 60+00 TO 64+92
12	PLAN AND PROFILE STA 0+00 TO 9+00
13	PLAN AND PROFILE STA 10+00 TO 19+82
14	PLAN AND PROFILE STA 30+00 TO 35+48, STA 50+00 TO 54+60
15	PLAN AND PROFILE STA 20+00 TO 24+56
16	PLAN AND PROFILE STA 40+00 TO 48+00
17	WATER AND SEWER DETAILS

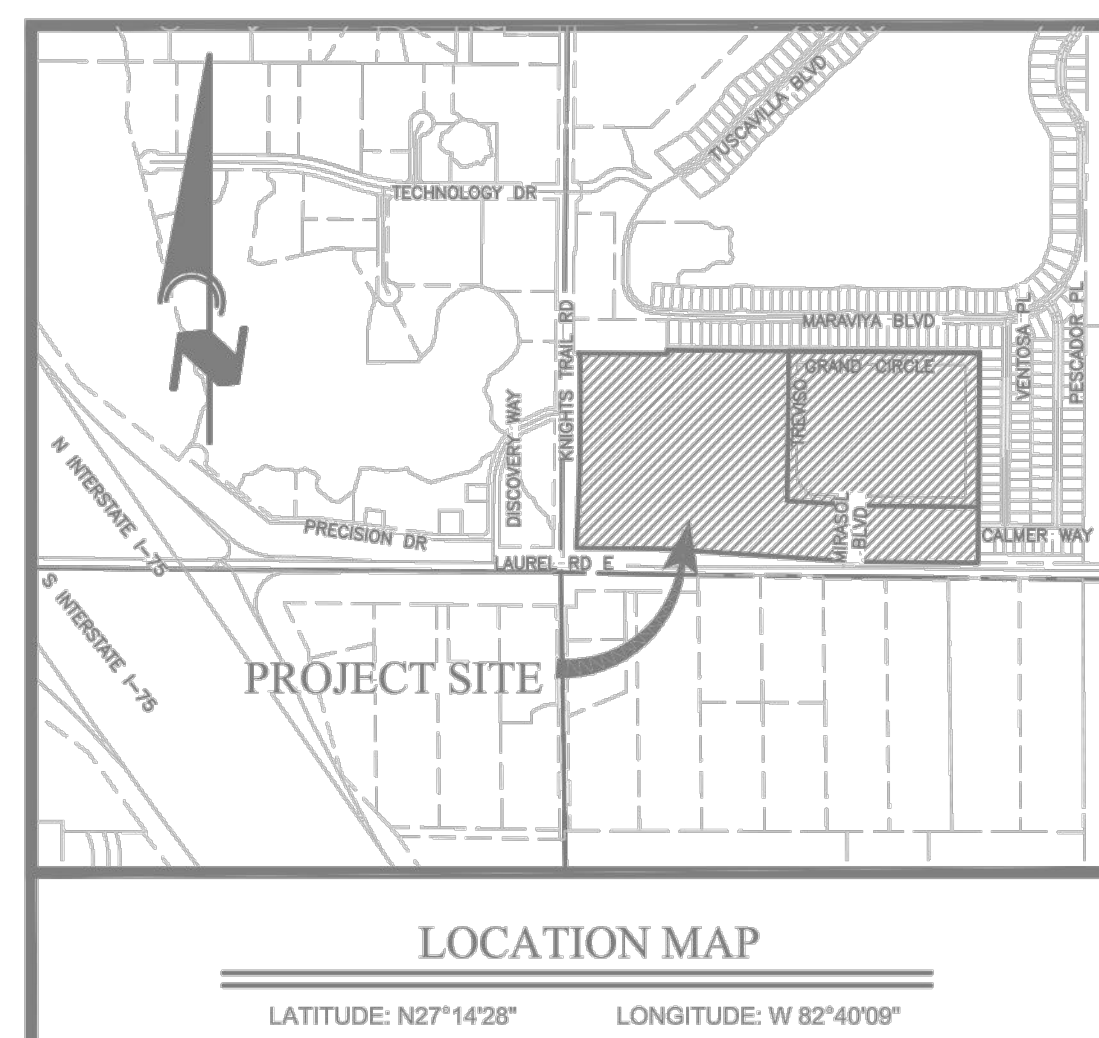


**HAMILTON**  
ENGINEERING & SURVEYING, LLC  
3400 WEST LEMON STREET - TAMPA, FLORIDA - 33609 - PHONE (813) 250-3635 - (813) 250-3636

I HEREBY CERTIFY THAT THIS **RECORD DRAWING** PERFORMED UNDER MY RESPONSIBLE DIRECTION, MEETS THE STANDARDS OF PRACTICE FOR LAND SURVEYORS IN ACCORDANCE WITH CHAPTER 64-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 FLORIDA STATUTES.

*Harry Rogers* 09/20/2023  
HARRY O. ROGERS III SIGNATURE DATE  
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER PSM # 6418 FOR HAMILTON ENGINEERING AND SURVEYING, INC. CERTIFICATE OF AUTHORIZATION LB 7013 NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER PLOT DATE: 09/11/2023

BY:	DATE:	REV. #	DESCRIPTION:
CD	04/29/20	1	CHANGES PER CITY CONSTRUCTION PLAN COMMENTS
CD	05/01/20	2	SANITARY DESIGN REVISION
BRC	06/24/20	3	SANITARY SERVICE LOCATION REVISION FOR LOT 4
BRC	07/13/20	4	CHANGES PER CITY CONSTRUCTION PLAN COMMENTS
CD	07/30/20	5	LOT 4 WATER SERVICE CONNECTION
CD	08/10/20	6	CHANGES PER LOT 4 DESIGN REQUESTS
CD	08/14/20	7	STORM STRUCTURE SPECS. PER OWNER COMMENT
CD	09/08/20	8	ADDRESS CONTRACTOR RAI
CD	09/30/20	9	CHANGES PER FDEP WW RFI
BRC	12/15/20	10	ADDRESS CONTRACTOR RAI
CD	03/11/21	11	CHANGES PER SARASOTA FDOT COMMENTS
CD	03/11/21	12	WATER MAIN CONNECTION CHANGES



**LEGAL DESCRIPTION**

LOT 1, LAUREL ROAD PROPERTY, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 48, PAGES 37 & 37A, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

**RECORD DRAWINGS**  
**September 25, 2023**  
**APPROVED**

D. SHAWN LEINS, P.E.  
DATE \_\_\_\_\_  
FLORIDA P.E. No. #41078



MATCHLINE A SEE SHEET 06B

SUMMARY OF DRAINAGE STRUCTURES WITH RIM/GRATE			
STRUCTURE NUMBER	DESCRIPTION	RIM/GRATE	INVERT
15	VALLEY GUTTER INLET	14.74	INV 6.00 E INV 6.60 W
101	VALLEY GUTTER INLET	15.39	INV 10.50 N
102	VALLEY GUTTER INLET	15.39	INV 10.30 E INV 10.40 S
104	JNC MH	15.65	INV 9.10 S INV 9.65 NE INV 9.30 W
105	VALLEY GUTTER INLET	14.74	INV 8.90 E INV 8.50 W

THE REQUIREMENT FOR UNDERDRAIN SHALL BE DETERMINED BY GEOTECHNICAL ENGINEERING CONSULTANT

SUMMARY OF DRAINAGE STRUCTURES WITH RIM/GRATE			
STRUCTURE NUMBER	DESCRIPTION	RIM/GRATE	INVERT
107	VALLEY GUTTER INLET	14.74	INV 8.60 E INV 8.70 W INV 9.05 S INV 9.05 N
108	VALLEY GUTTER INLET	14.59	INV 10.20 E
109	VALLEY GUTTER INLET	14.59	INV 10.00 N INV 10.00 W
110	VALLEY GUTTER INLET	13.97	INV 8.30 SW INV 8.20 N INV 8.30 S

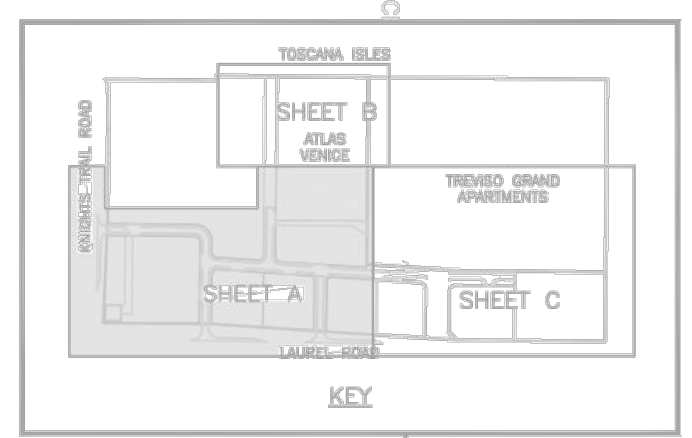
THE REQUIREMENT FOR UNDERDRAIN SHALL BE DETERMINED BY GEOTECHNICAL ENGINEERING CONSULTANT

SUMMARY OF DRAINAGE STRUCTURES WITH RIM/GRATE			
STRUCTURE NUMBER	DESCRIPTION	RIM/GRATE	INVERT
111	VALLEY GUTTER INLET	13.98	INV 7.85 N INV 7.95 W INV 7.95 S INV 7.95 E
112	VALLEY GUTTER INLET	13.98	INV 8.15 E INV 8.05 W
113	JNC MH	15.55	INV 9.20 W INV 9.30 N INV 9.30 S
121	VALLEY GUTTER INLET	14.74	INV 6.90 E INV 7.00 S
201	TYPE C INLET	15.24	INV 9.55 E INV 9.55 W INV 11.08 S

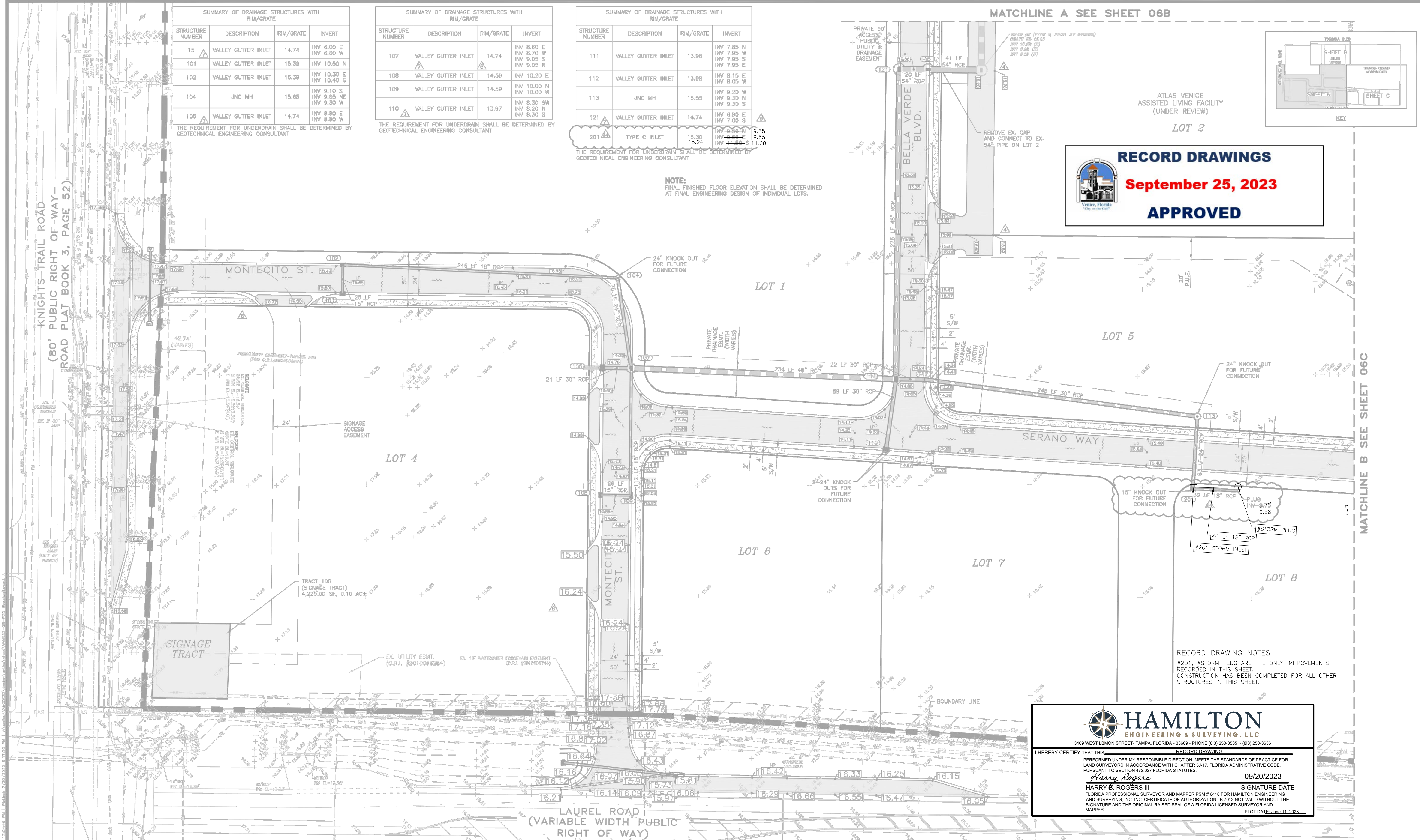
THE REQUIREMENT FOR UNDERDRAIN SHALL BE DETERMINED BY GEOTECHNICAL ENGINEERING CONSULTANT

NOTE: FINAL FINISHED FLOOR ELEVATION SHALL BE DETERMINED AT FINAL ENGINEERING DESIGN OF INDIVIDUAL LOTS.

**RECORD DRAWINGS**  
**September 25, 2023**  
**APPROVED**



ATLAS VENICE ASSISTED LIVING FACILITY (UNDER REVIEW)  
 LOT 2



RECORD DRAWING NOTES  
 #201, #STORM PLUG ARE THE ONLY IMPROVEMENTS RECORDED IN THIS SHEET.  
 CONSTRUCTION HAS BEEN COMPLETED FOR ALL OTHER STRUCTURES IN THIS SHEET.

**HAMILTON**  
 ENGINEERING & SURVEYING, LLC  
 3409 WEST LEMON STREET - TAMPA, FLORIDA - 33609 - PHONE (813) 255-3535 - (813) 255-3636

I HEREBY CERTIFY THAT THIS RECORD DRAWING PERFORMED UNDER MY RESPONSIBLE DIRECTION, MEETS THE STANDARDS OF PRACTICE FOR LAND SURVEYORS IN ACCORDANCE WITH CHAPTER 4A-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 FLORIDA STATUTES.

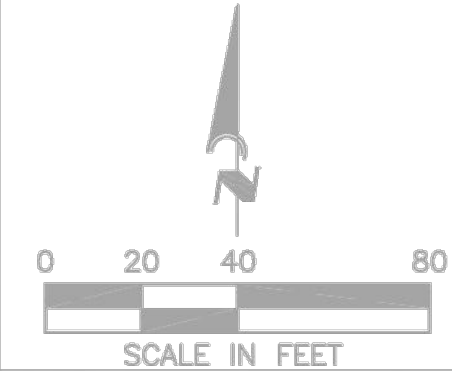
*Harry Rogers* 09/20/2023  
 HARRY B. ROGERS III SIGNATURE DATE  
 FLORIDA PROFESSIONAL SURVEYOR AND MAPPER PSM # 6418 FOR HAMILTON ENGINEERING AND SURVEYING, INC. CERTIFICATE OF AUTHORIZATION LB 7035 NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER PLOT DATE: 09/11/2023

REV. No.	REV. DATE	REVISION DESCRIPTION	BY	REV. No.	REV. DATE	REVISION DESCRIPTION	BY
4	07/10/20	CHANGES PER CITY CONSTRUCTION COMMENTS	BRC				
6	08/10/20	CHANGES PER LOT 4 DESIGN REQUESTS	CD				
7	08/14/20	STORM STRUCTURE SPECS. PER OWNER COMMENT	CD				
8	09/08/20	ADDRESS CONTRACTOR RAI	CD				
9	09/30/20	CHANGES PER FDEP WW RFI	CD				
14	07/15/22	STORM SYSTEM ADDITIONS	BRC				

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: 02-28-20 MSL  
 DESCRIPTION: CONSTRUCTION

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



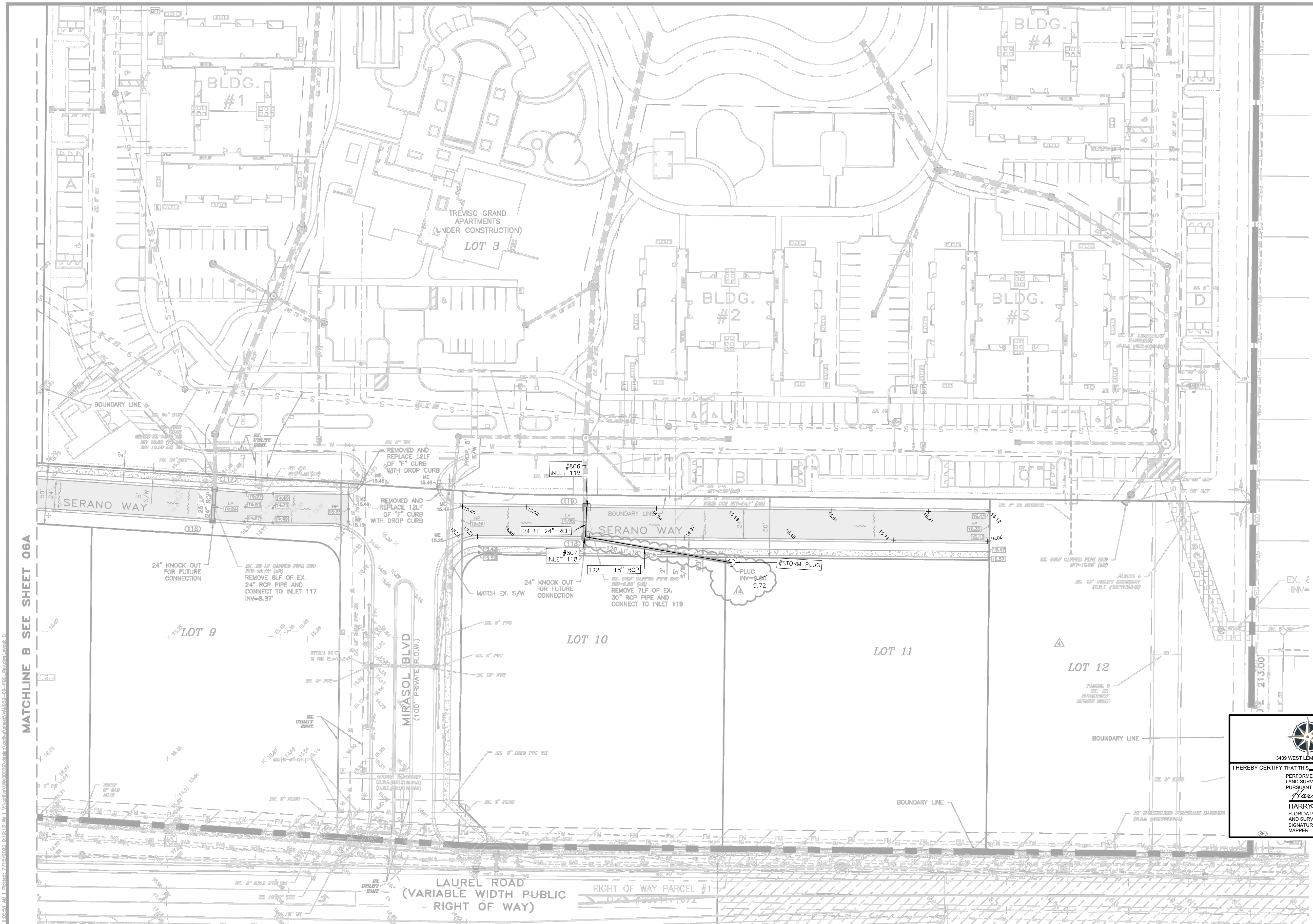
LAUREL ROAD DEVELOPMENT, LLC  
 POROFINO CMU (AKA MIRASOL CMU)  
 PAVING, GRADING & DRAINAGE PLAN

SCALE	1" = 40'
SCALE	N/A
SCALE	NGVD29
SCALE	VANG0032
SCALE	06A

**RECORD DRAWING**

BOBBY R. CLAYBROOKE, PE  
 DATE: 09/20/23  
 FLORIDA P.E. No. 90804

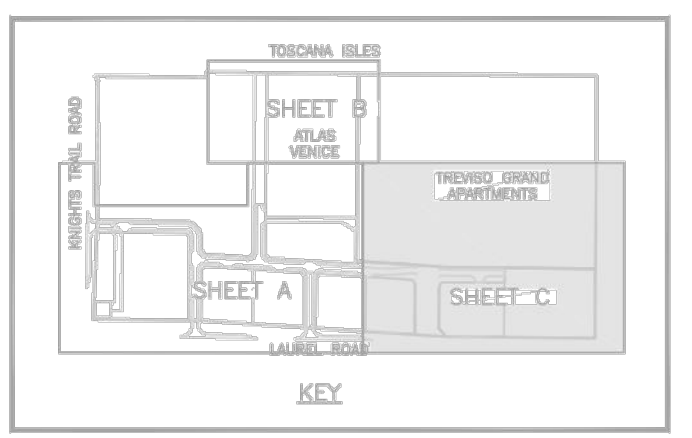




SUMMARY OF DRAINAGE STRUCTURES WITH RIM/GRATE			
STRUCTURE NUMBER	DESCRIPTION	RIM/GRATE	INVERT
116	VALLEY GUTTER INLET	13.98	INV 10.85 N INV 10.98 S
117	VALLEY GUTTER INLET	13.98	INV 10.75 S INV 10.65 N
118	VALLEY GUTTER INLET	14.62	INV 9.85 N 8.67 INV 9.35 S 8.76 INV 9.45 E 9.53
119	VALLEY GUTTER INLET	14.62	INV 9.40 S 8.29 INV 9.08 N 7.72

THE REQUIREMENT FOR UNDERDRAIN SHALL BE DETERMINED BY GEOTECHNICAL ENGINEERING CONSULTANT

**NOTE:**  
FINAL FINISHED FLOOR ELEVATION SHALL BE DETERMINED AT FINAL ENGINEERING DESIGN OF INDIVIDUAL LOTS.



**RECORD DRAWINGS**  
**September 25, 2023**  
**APPROVED**

**RECORD DRAWING NOTES**  
#806, #807, #STORM PLUG, PAVEMENT GRADES SHOWN IN BOLD ARE THE ONLY IMPROVEMENTS RECORDED IN THIS SHEET. CONSTRUCTION HAS BEEN COMPLETED FOR ALL OTHER STRUCTURES IN THIS SHEET.

**HAMILTON**  
ENGINEERING & SURVEYING, LLC  
3409 WEST LEMON STREET, TAMPA, FLORIDA - 33609 - PHONE (813) 250-3535 - (813) 250-3638

I HEREBY CERTIFY THAT THIS RECORD DRAWING PERFORMED UNDER MY RESPONSIBLE DIRECTION, MEETS THE STANDARDS OF PRACTICE FOR LAND SURVEYORS IN ACCORDANCE WITH CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.022 FLORIDA STATUTES.

*Harry Rogers* 09/20/2023  
HARRY R. ROGERS III SIGNATURE DATE  
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER PSM # 6418 FOR HAMILTON ENGINEERING AND SURVEYING, INC. INC. CERTIFICATE OF AUTHORIZATION LB 7913 NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER PLOT DATE: June 11, 2023

REV. No.	REV. DATE	REVISION DESCRIPTION	BY	DATE	REVISION DESCRIPTION
4	07/10/20	CHANGES PER CITY CONSTRUCTION COMMENTS	BRC		
14	07/15/22	STORM SYSTEM ADDITIONS	BRC		

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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.

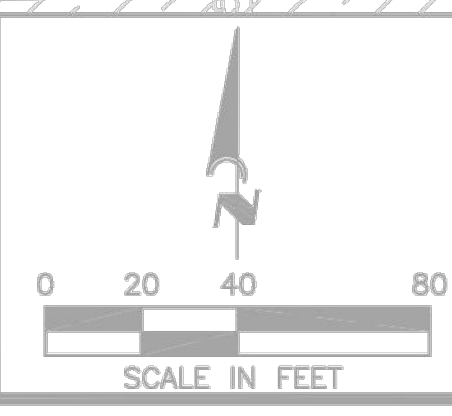
DATE: 6/13/22 CD

PRELIMINARY PLAT MOD

Civil Engineering | Land Surveying

**AM ENGINEERING, LLC.**

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



LAUREL ROAD DEVELOPMENT, LLC  
MIRASOL TOWN CENTER  
PAVING, GRADING & DRAINAGE PLAN

SCALE	1" = 40'
REVISION	N/A
PROJECT	NGVD29
CLIENT NUMBER	VANG0032
DATE	06C

**RECORD DRAWING**

BOBBY R. CLAYBROOKE, PE  
DATE  
FLORIDA P.E. No. 90804



**HAMILTON**  
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 3409 WEST LEMON STREET, TAMPA, FLORIDA 33609 - PHONE (813) 250-3535 - (813) 250-3636

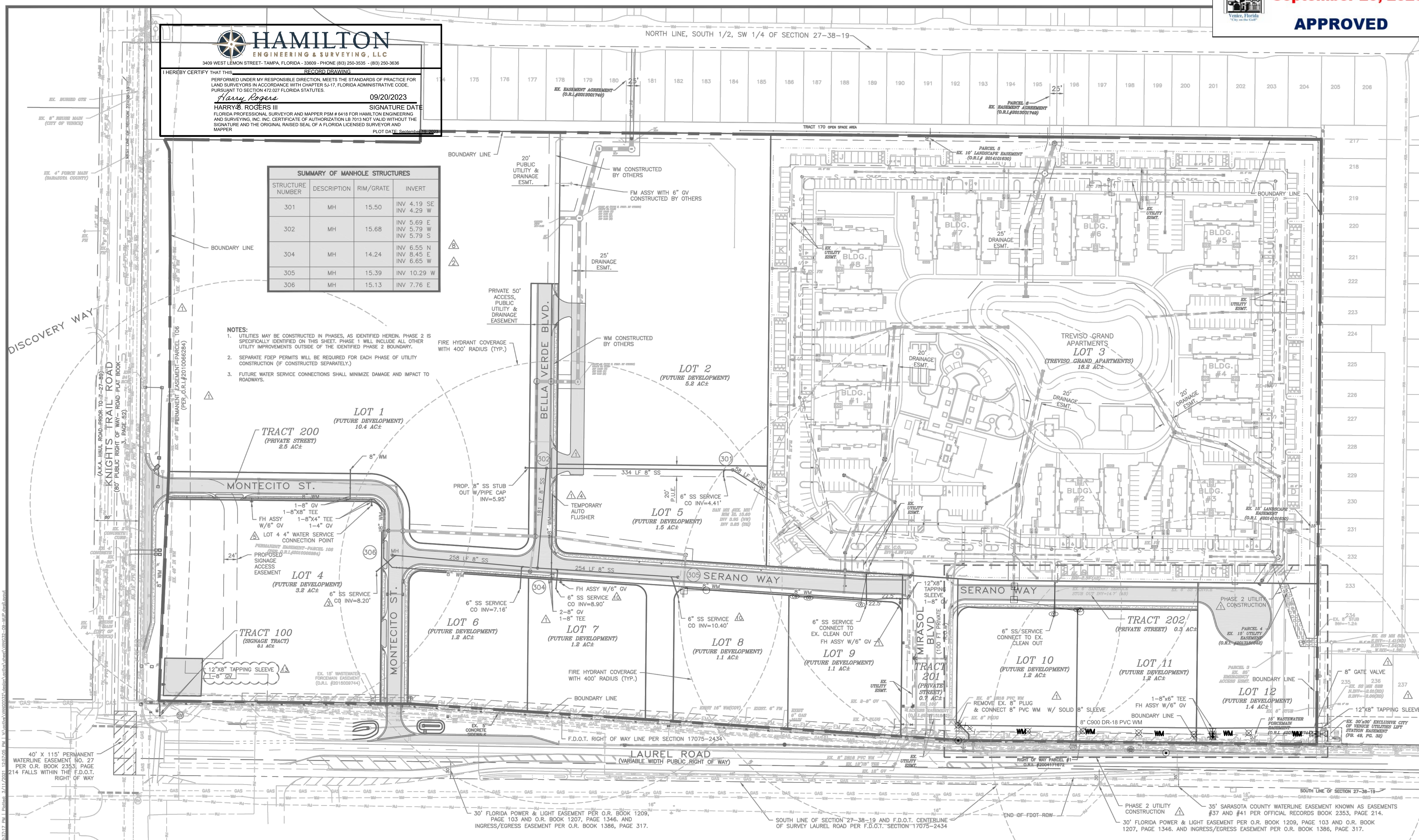
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**Harry Rogers**  
 HARRY R. ROGERS III  
 FLORIDA PROFESSIONAL SURVEYOR AND MAPPER PSM # 6418 FOR HAMILTON ENGINEERING AND SURVEYING, INC. INC. CERTIFICATE OF AUTHORIZATION LB 7013 NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

09/20/2023  
 SIGNATURE DATE  
 PLOT DATE: September 20, 2023

STRUCTURE NUMBER	DESCRIPTION	RIM/GRATE	INVERT
301	MH	15.50	INV 4.19 SE INV 4.29 W
302	MH	15.68	INV 5.69 E INV 5.79 W INV 5.79 S
304	MH	14.24	INV 6.55 N INV 8.45 E INV 6.65 W
305	MH	15.39	INV 10.29 W
306	MH	15.13	INV 7.76 E

- NOTES:**
- UTILITIES MAY BE CONSTRUCTED IN PHASES, AS IDENTIFIED HEREIN. PHASE 2 IS SPECIFICALLY IDENTIFIED ON THIS SHEET. PHASE 1 WILL INCLUDE ALL OTHER UTILITY IMPROVEMENTS OUTSIDE OF THE IDENTIFIED PHASE 2 BOUNDARY.
  - SEPARATE FDEP PERMITS WILL BE REQUIRED FOR EACH PHASE OF UTILITY CONSTRUCTION (IF CONSTRUCTED SEPARATELY).
  - FUTURE WATER SERVICE CONNECTIONS SHALL MINIMIZE DAMAGE AND IMPACT TO ROADWAYS.



NO.	DATE	REVISION DESCRIPTION	BY	APP.
1	04/29/20	CHANGES PER CITY CONSTRUCTION COMMENTS	CD	
2	05/01/20	SANITARY DESIGN REVISION	CD	
3	06/22/20	SANITARY SERVICE LOCATION REVISION FOR LOT 4	BCR	
4	07/10/20	CHANGES PER CITY CONSTRUCTION COMMENTS	BCR	
5	07/30/20	LOT 4 WATER SERVICE CONNECTION	CD	
8	09/08/20	ADDRESS CONTRACTOR RAI	CD	
10	12/15/20	ADDRESS CONTRACTOR RAI	BCR	
13	03/11/21	WATER MAIN CONNECTION CHANGES	CD	

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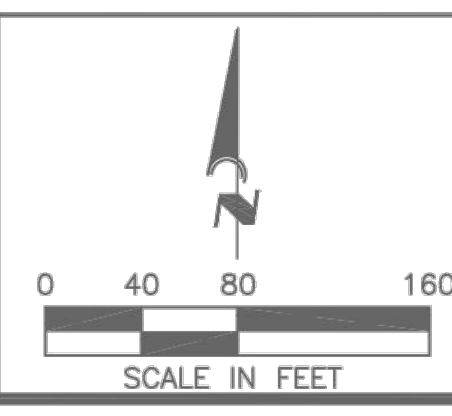
THE CONTRACTOR SHALL NOTIFY "SUNSHINE STATE ONE-CALL CENTER" AND ALL OTHER UTILITIES FOR LOCATION OF EXISTING FACILITIES PRIOR TO BEGINNING CONSTRUCTION.

02-28-20  
 MS.L.

**CONSTRUCTION**

**AM ENGINEERING, LLC.**  
 Civil Engineering | Land Surveying

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



**LAUREL ROAD DEVELOPMENT, LLC**  
**PORTOFINO CMU (AKA MIRASOL CMU)**  
**MASTER UTILITY PLAN**

SCALE: 1" = 80'  
 N/A  
 NGVD29  
 VANG0032  
 09

**RECORD DRAWING**

D. SHAWN LEINS, PE  
 DATE  
 FLORIDA P.E. No. 41078

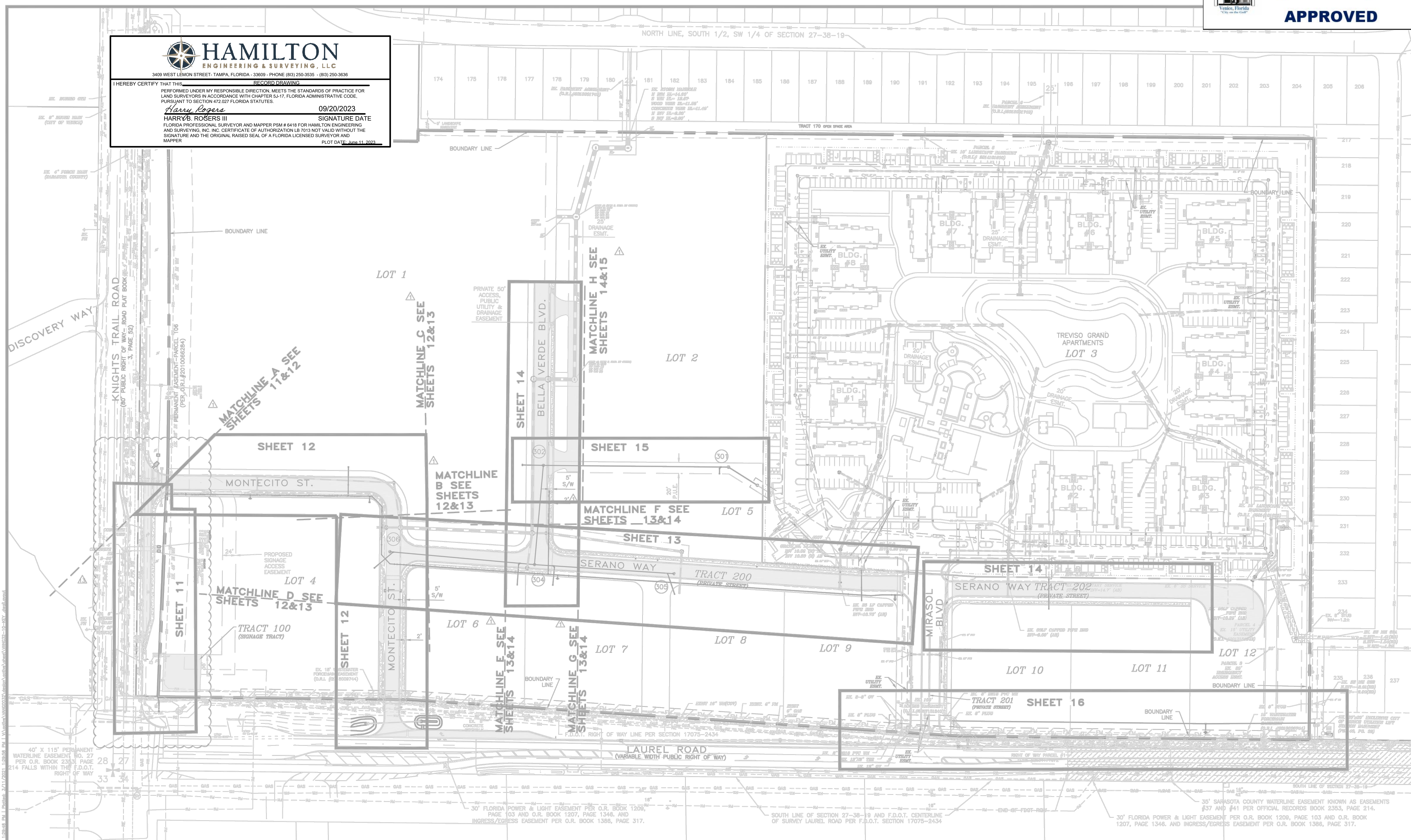
CDM



**HAMILTON**  
 ENGINEERING & SURVEYING, LLC  
 3400 WEST LEMON STREET, TAMPA, FLORIDA - 33609 - PHONE (813) 250-3535 - (813) 250-3636

RECORD DRAWING  
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*HARRY ROGERS III* SIGNATURE DATE  
 HARRY B. ROGERS III SIGNATURE DATE  
 FLORIDA PROFESSIONAL SURVEYOR AND MAPPER P.S.M. # 6419 FOR HAMILTON ENGINEERING AND SURVEYING, INC. INC. CERTIFICATE OF AUTHORIZATION LB 7013 NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER PLOT DATE: 09/20/2023



REV. NO.	REV. DATE	REVISION DESCRIPTION	BY
CD	04/29/20	CHANGES PER CITY CONSTRUCTION COMMENTS	
CD	03/11/21	WATER MAIN CONNECTION CHANGES	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.

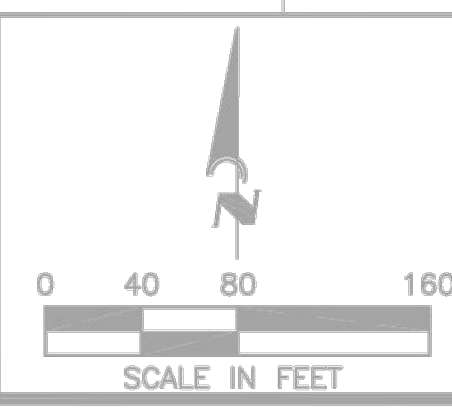
DATE: 02-28-20  
 MS.L.

CONSTRUCTION

Civil Engineering | Land Surveying

**AM ENGINEERING, LLC.**

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



LAUREL ROAD DEVELOPMENT, LLC  
 PORTOFINO CMU (AKA MIRASOL CMU)  
 UTILITY KEY SHEET

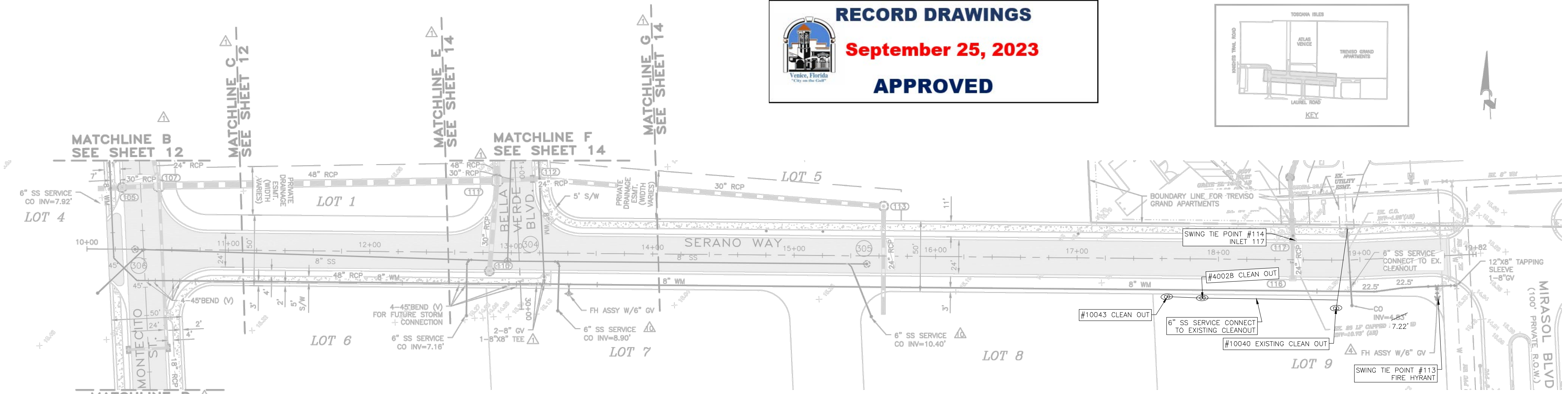
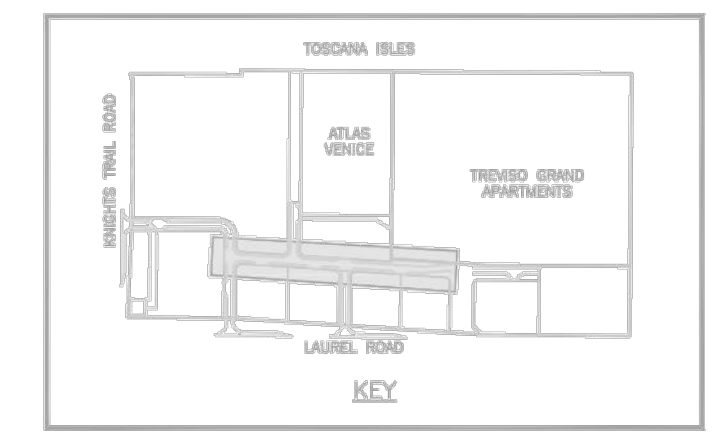
GRAPHIC SCALE	1" = 80'
NUMERICAL SCALE	N/A
PROJECT NUMBER	NGVD29
DRAWING NUMBER	VANG0032
SHEET NUMBER	10

**RECORD DRAWING**

D. SHAWN LEINS, PE  
 DATE  
 FLORIDA P.E. No. 41078



**RECORD DRAWINGS**  
**September 25, 2023**  
**APPROVED**



**HAMILTON**  
 ENGINEERING & SURVEYING, LLC  
 3409 WEST LEMON STREET - TAMPA, FLORIDA - 33609 - PHONE (813) 259-3535 - (813) 259-3636

RECORD DRAWING

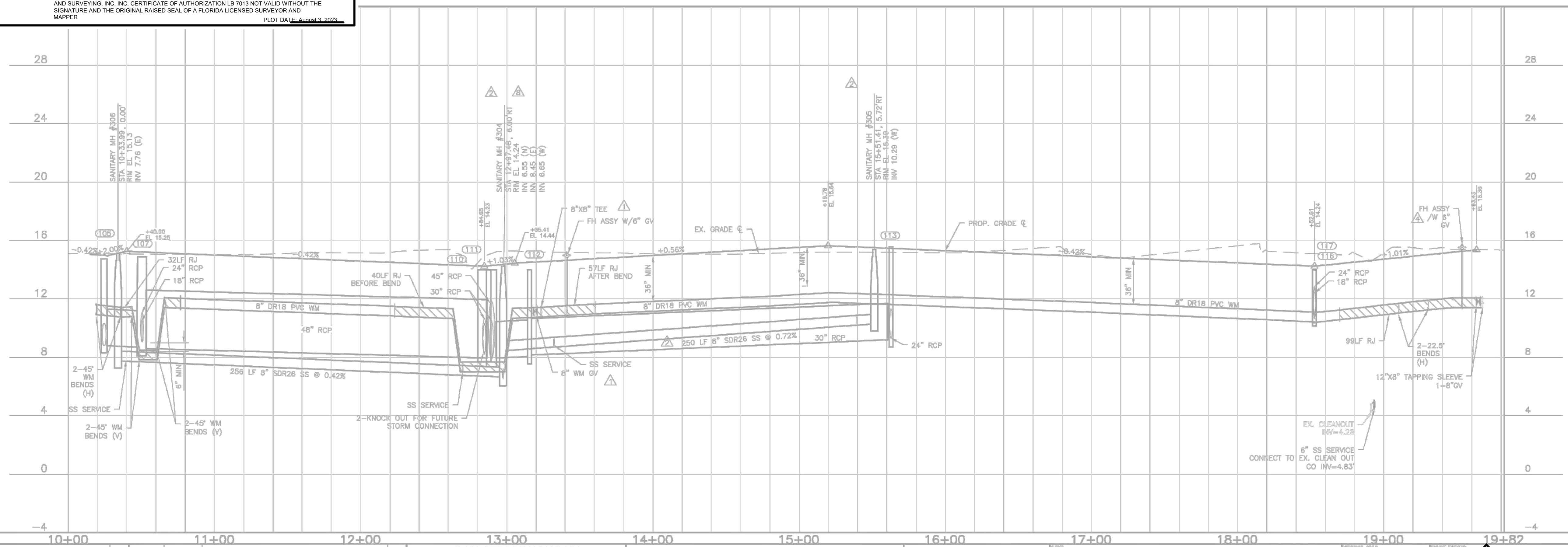
I HEREBY CERTIFY THAT THIS RECORD DRAWING PERFORMED UNDER MY RESPONSIBLE DIRECTION, MEETS THE STANDARDS OF PRACTICE FOR LAND SURVEYORS IN ACCORDANCE WITH CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 FLORIDA STATUTES.

*Harry Rogers* 09/20/2023  
 HARRY B. ROGERS III SIGNATURE DATE  
 FLORIDA PROFESSIONAL SURVEYOR AND MAPPER PSM # 6418 FOR HAMILTON ENGINEERING AND SURVEYING, INC. INC. CERTIFICATE OF AUTHORIZATION LB 7013 NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER  
 PLOT DATE: August 13, 2023

RECORD DRAWING NOTES  
 #10043 AND #40028 ARE THE ONLY IMPROVEMENTS RECORDED IN THIS SHEET. CONSTRUCTION HAS BEEN COMPLETED FOR ALL OTHER UTILITIES IN THIS SHEET.

SANITARY SEWER CLEANOUT

PT #	SWING TIE POINT	DISTANCE	SWING TIE POINT	DISTANCE	INVERT ELEV.
10040	#114 INLET 117	55.7	#113 FIRE HYDRANT	72.3	7.22'
10043	#114 INLET 117	97.4	#113 FIRE HYDRANT	191.7	10.72'
40028	#114 INLET 117	75.4	#113 FIRE HYDRANT	166.4	9.89'



04/29/2020 09:29:28 PM I:\Projects\311\20231\_12\8657\_Plan\1\W\serano\WV00032-13.dwg  
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REV. No.	REV. DATE	REVISION DESCRIPTION	BY	REV. No.	REV. DATE	REVISION DESCRIPTION	BY
1	04/29/20	CHANGES PER CITY CONSTRUCTION COMMENTS	CD				
2	05/01/20	SANITARY DESIGN REVISION	CD				
4	07/10/20	CHANGES PER CITY CONSTRUCTION COMMENTS	BRC				
8	09/08/20	ADDRESS CONTRACTOR RAI	CD				
10	12/15/20	ADDRESS CONTRACTOR RAI	BRC				

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.

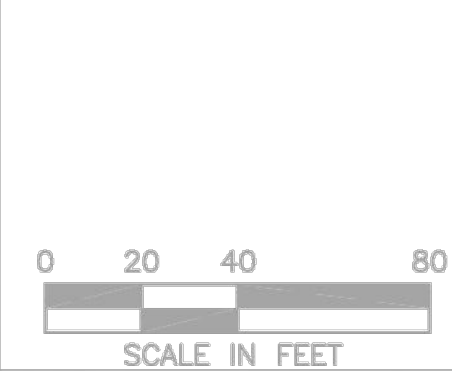
02-28-20 MSL

CONSTRUCTION

Civil Engineering | Land Surveying

**AM ENGINEERING, LLC.**

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



LAUREL ROAD DEVELOPMENT, LLC

PORTOFINO CMU (AKA MIRASOL CMU)

SERANO WAY  
 PLAN AND PROFILE  
 STA 10+00 TO 19+82

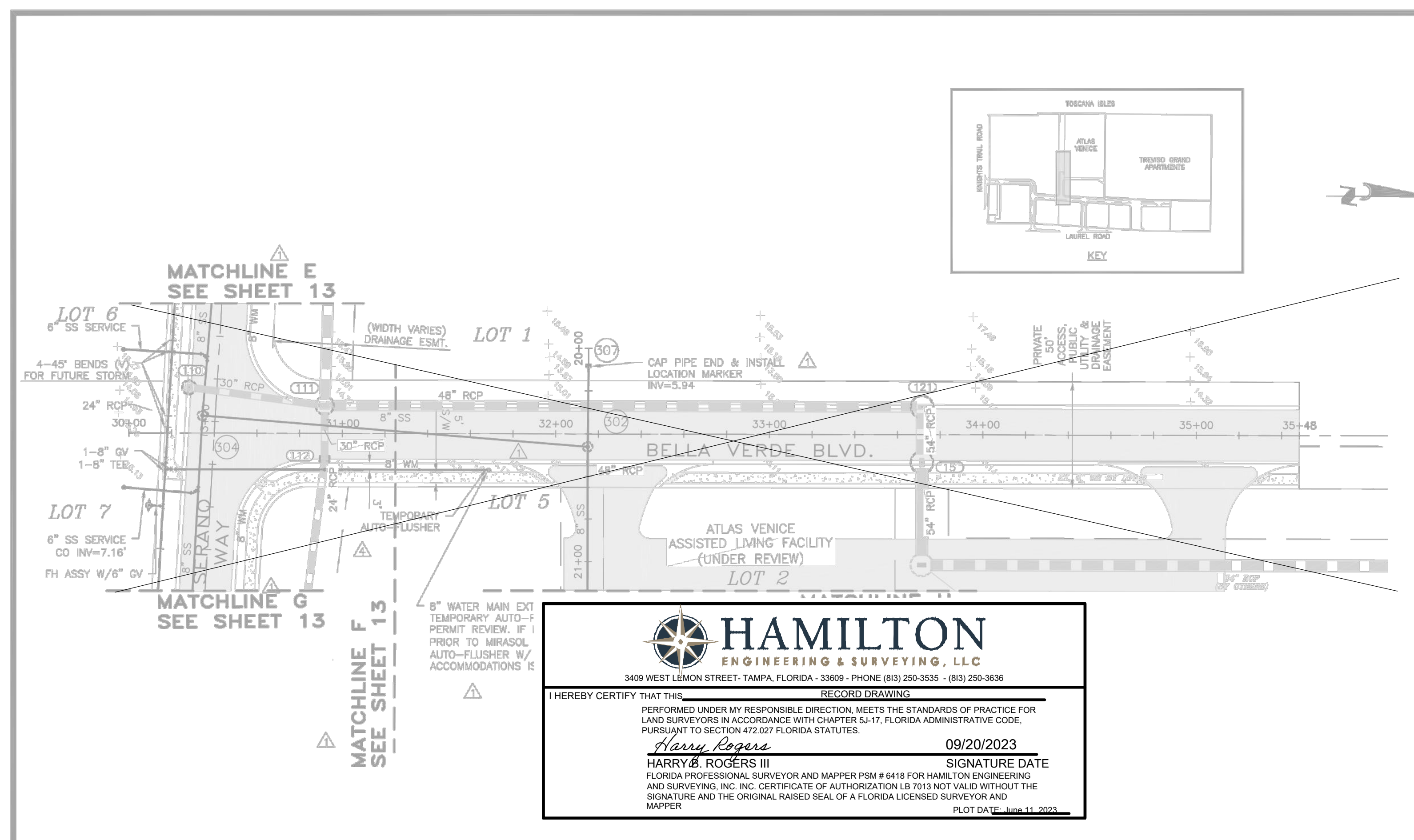
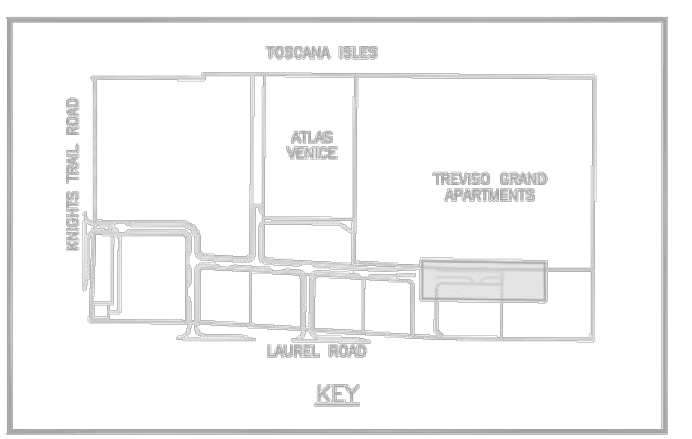
SCALE: 1" = 40'  
 NGVD29  
 VANG0032  
 13

**RECORD DRAWING**

D. SHAWN LEINS, PE  
 DATE  
 FLORIDA P.E. No. 41078



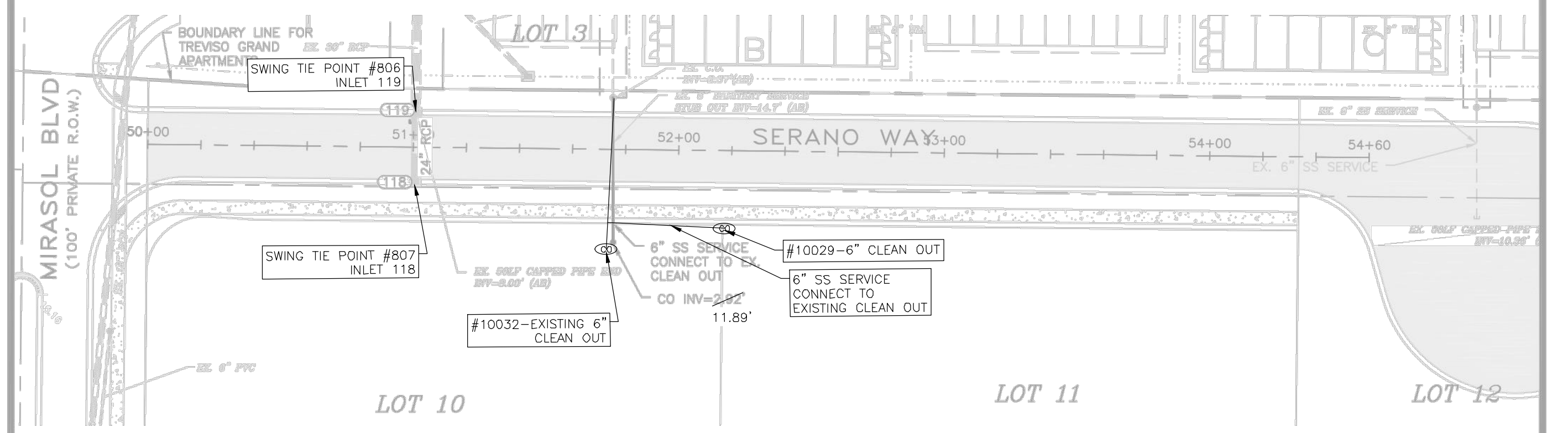
**RECORD DRAWINGS**  
**September 25, 2023**  
**APPROVED**



**HAMILTON**  
 ENGINEERING & SURVEYING, LLC  
 3409 WEST LEMON STREET, TAMPA, FLORIDA - 33609 - PHONE (813) 250-3535 - (813) 250-3636

I HEREBY CERTIFY THAT THIS RECORD DRAWING PERFORMED UNDER MY RESPONSIBLE DIRECTION, MEETS THE STANDARDS OF PRACTICE FOR LAND SURVEYORS IN ACCORDANCE WITH CHAPTER 54-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 FLORIDA STATUTES.

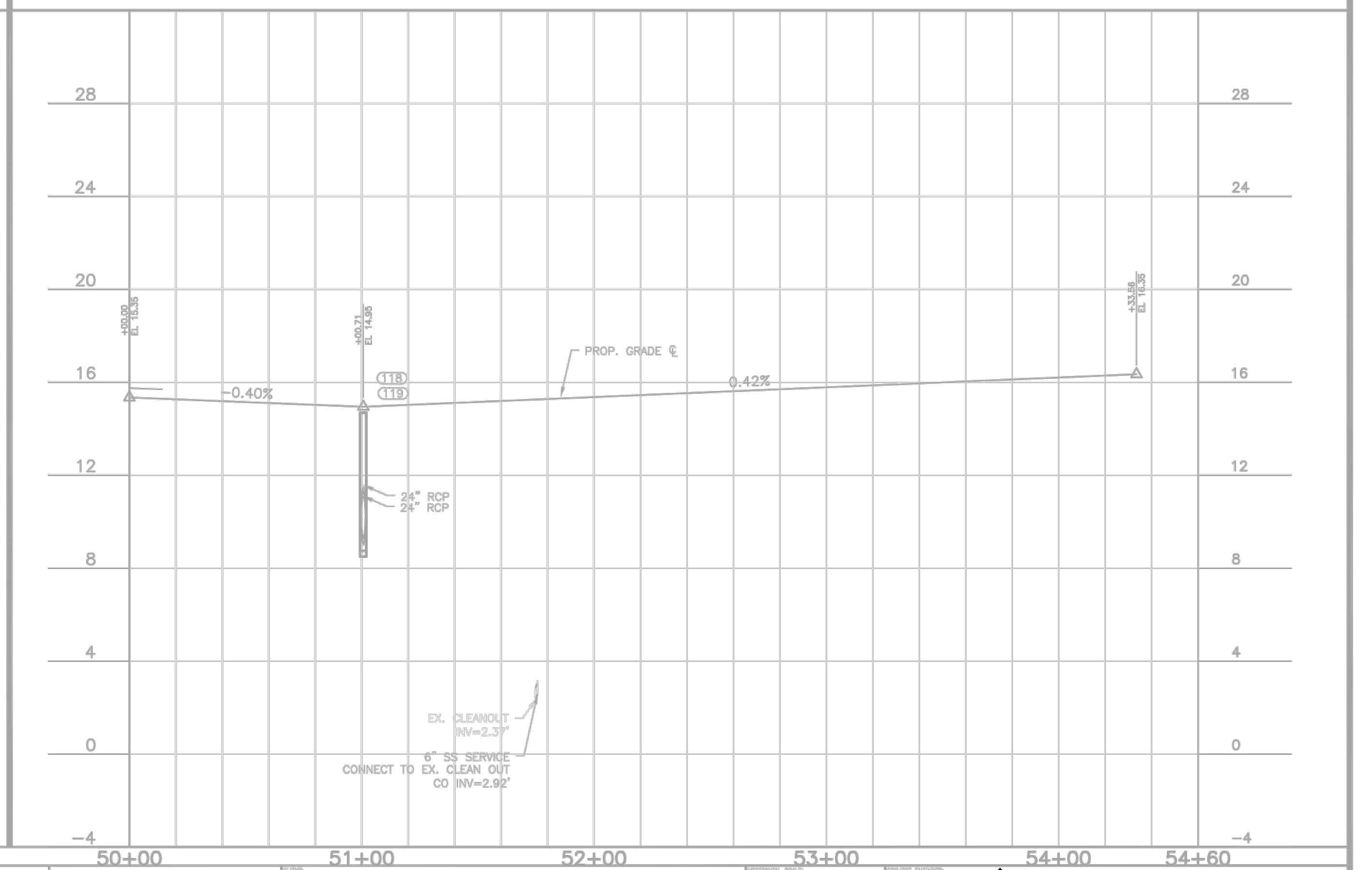
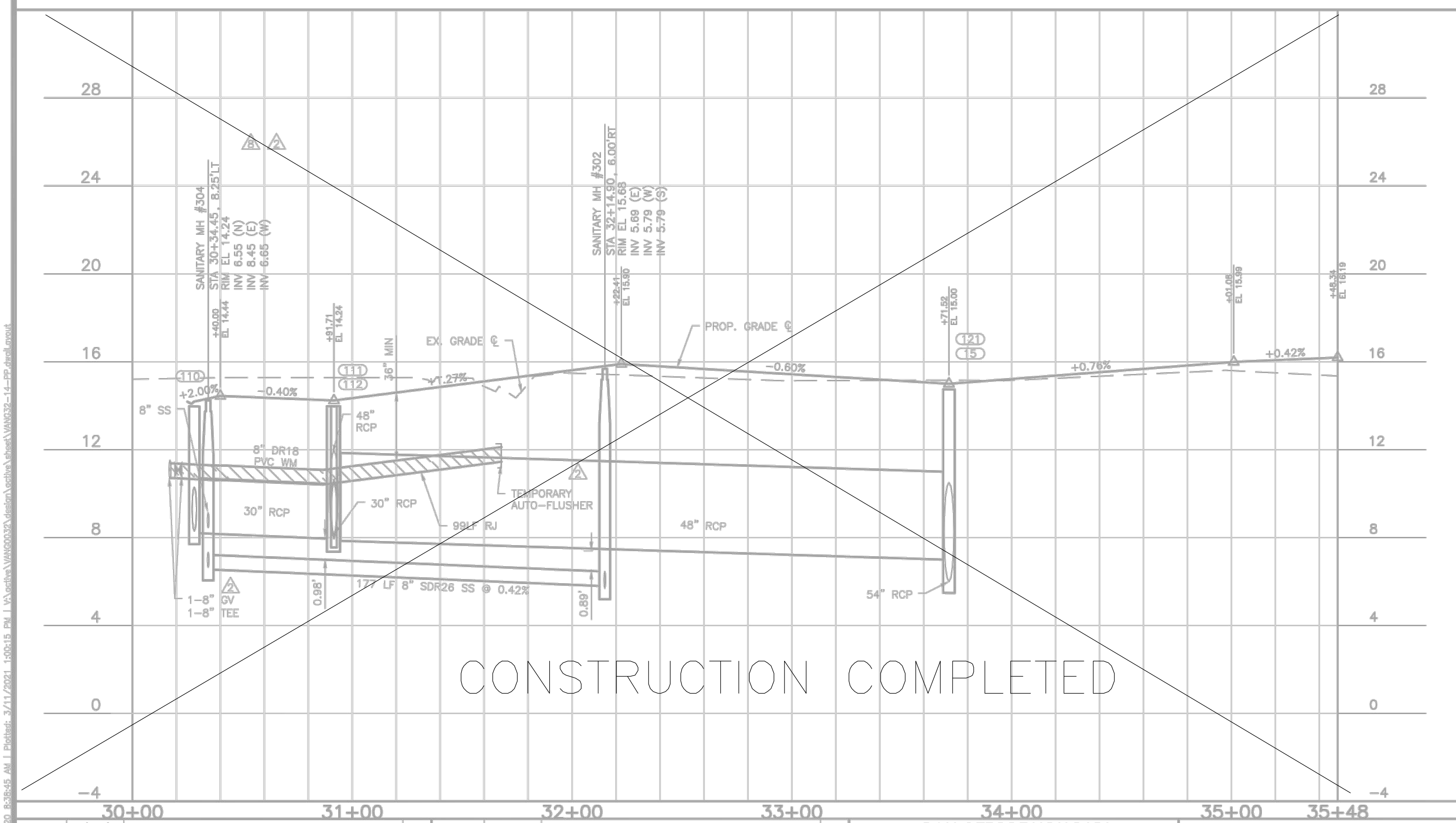
*Harry Rogers* 09/20/2023  
 HARRY B. ROGERS III SIGNATURE DATE  
 FLORIDA PROFESSIONAL SURVEYOR AND MAPPER PSM # 6418 FOR HAMILTON ENGINEERING AND SURVEYING, INC. INC. CERTIFICATE OF AUTHORIZATION LB 7013 NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER PLOT DATE: 09/11/2023



RECORD DRAWING NOTES  
 #10029 IS THE ONLY IMPROVEMENT RECORDED IN THIS SHEET.  
 CONSTRUCTION HAS BEEN COMPLETED FOR ALL OTHER UTILITIES IN THIS SHEET.

**SANITARY SEWER CLEANOUT**

PT #	SWING TIE POINT	DISTANCE	SWING TIE POINT	DISTANCE	INVERT ELEV.
10029	#807 INLET 118	76.3	#806 INLET 119	88.6	12.33'
10032	#807 INLET 118	117.9	#806 INLET 119	124.4	11.89'

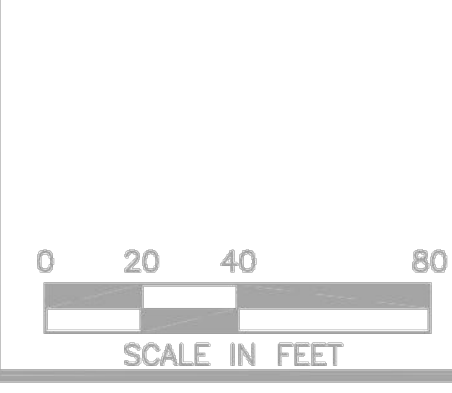


REV. NO.	REV. DATE	REVISION DESCRIPTION	BY
1	04/29/2020	CHANGES PER CITY CONSTRUCTION COMMENTS	CD
2	05/01/2020	SANITARY DESIGN REVISION	CD
4	07/10/2020	CHANGES PER CITY CONSTRUCTION COMMENTS	BRC
8	09/08/2020	ADDRESS CONTRACTOR RAI	CD

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.

DATE: 02-28-20  
 DRAWN BY: MSL  
 CHECKED BY: MSL  
 CONSTRUCTION

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



LAUREL ROAD DEVELOPMENT, LLC  
 PORTOFINO CMU (AKA MIRASOL CMU)  
 BELLA VERDE BLVD. & SERANO WAY  
 PLAN AND PROFILE  
 STA 30+00 TO 35+48, STA 50+00 TO 54+60

GRAPHIC SCALE: 1" = 40'  
 GRAPHIC SCALE: 1" = 4'  
 PROPOSED ELEVATION: NGVD29  
 PROJECT NUMBER: VANG0032  
 SHEET NUMBER: 14

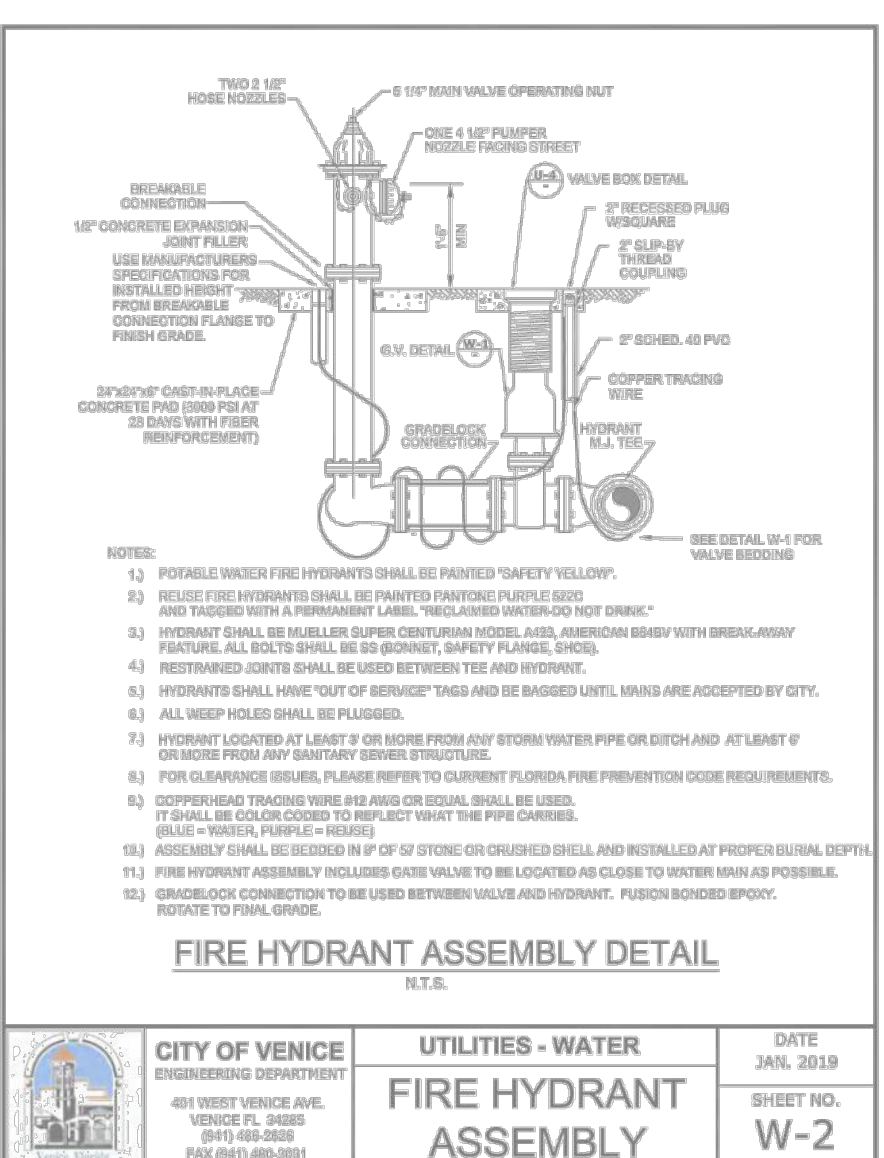
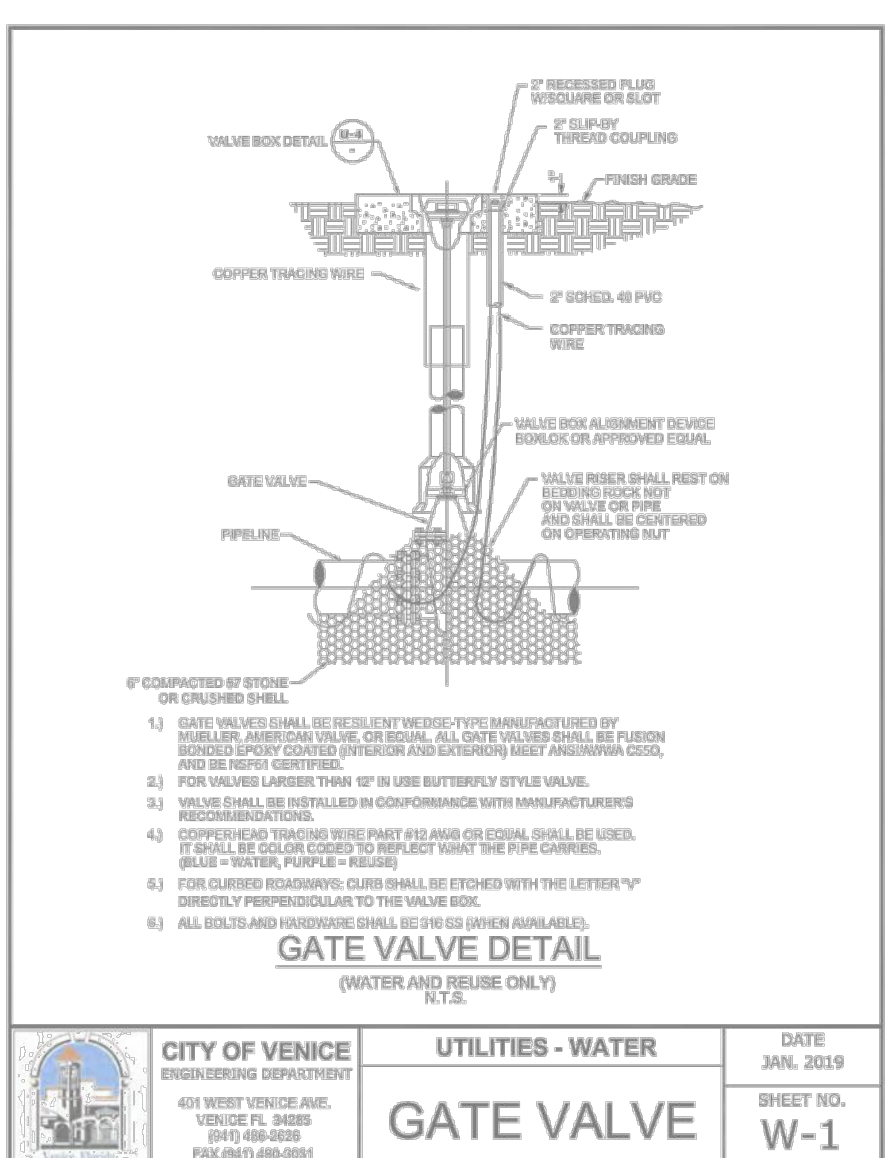
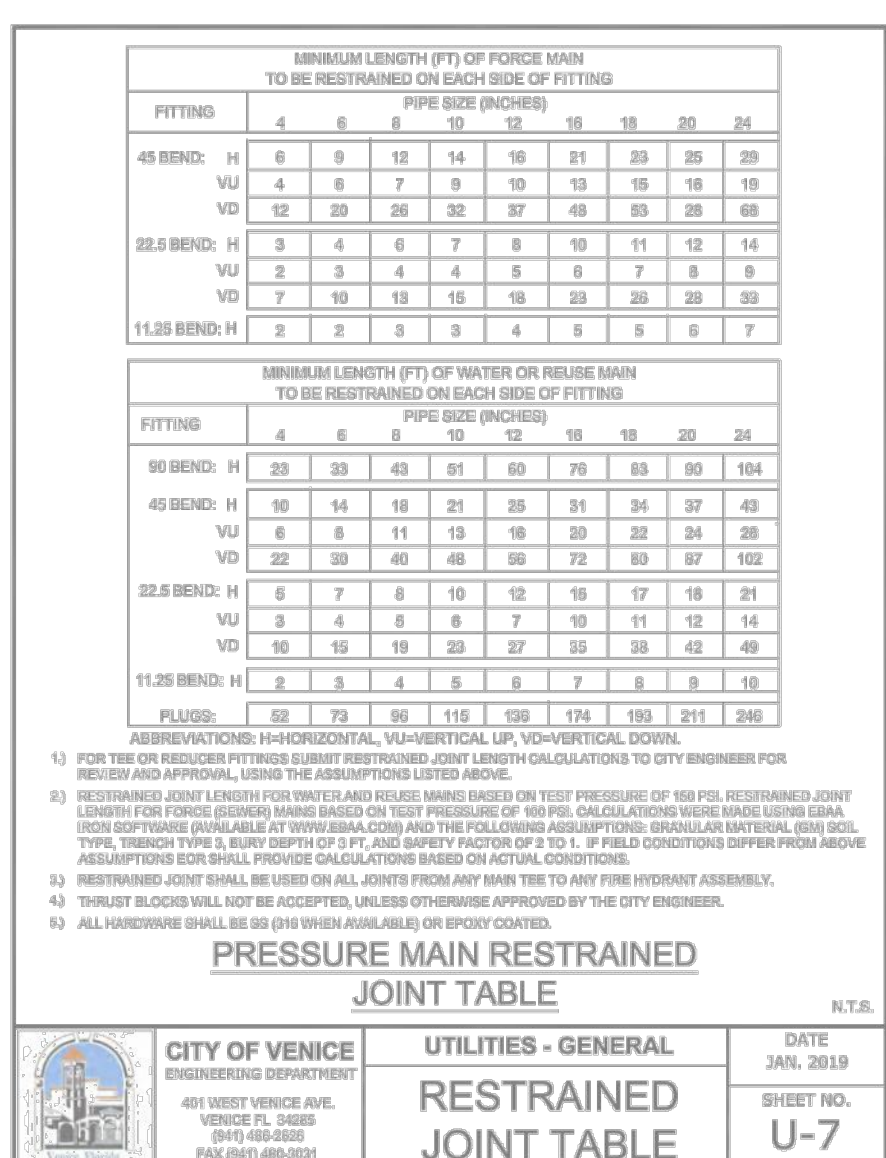
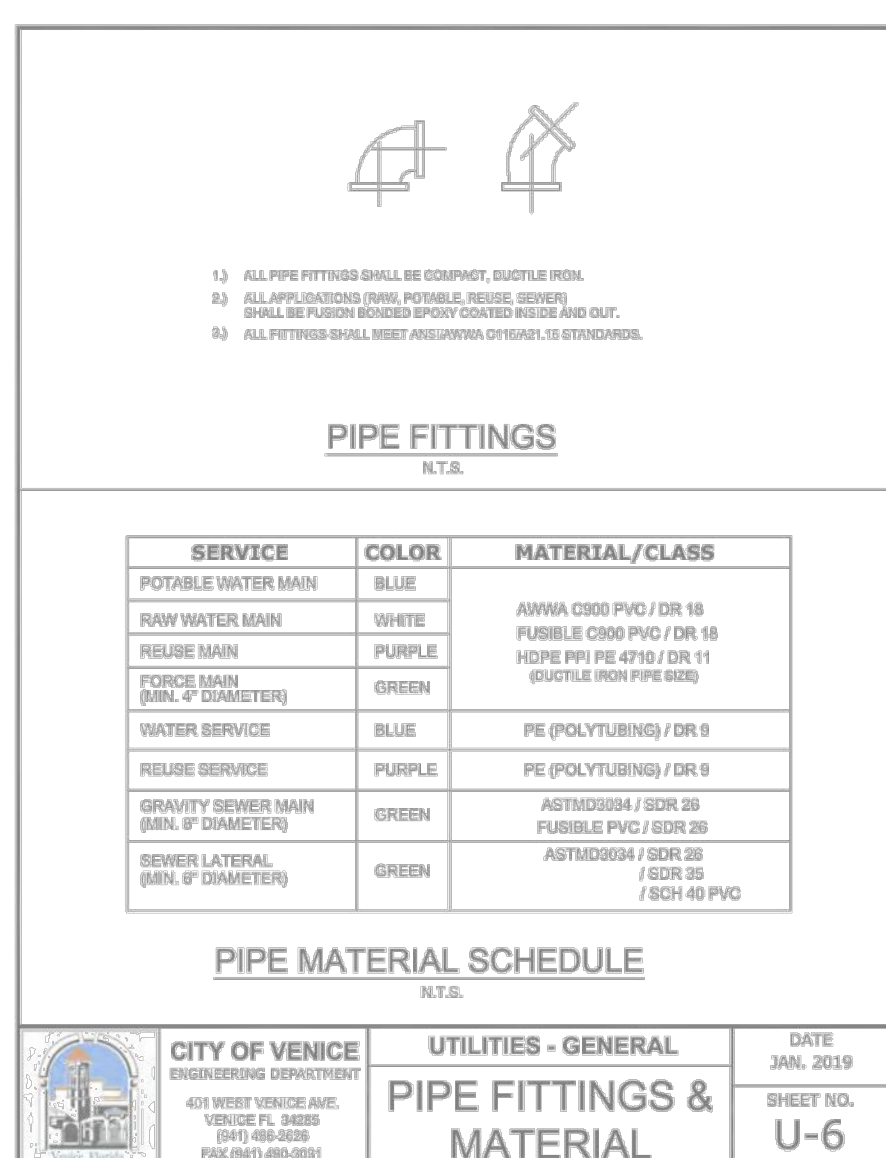
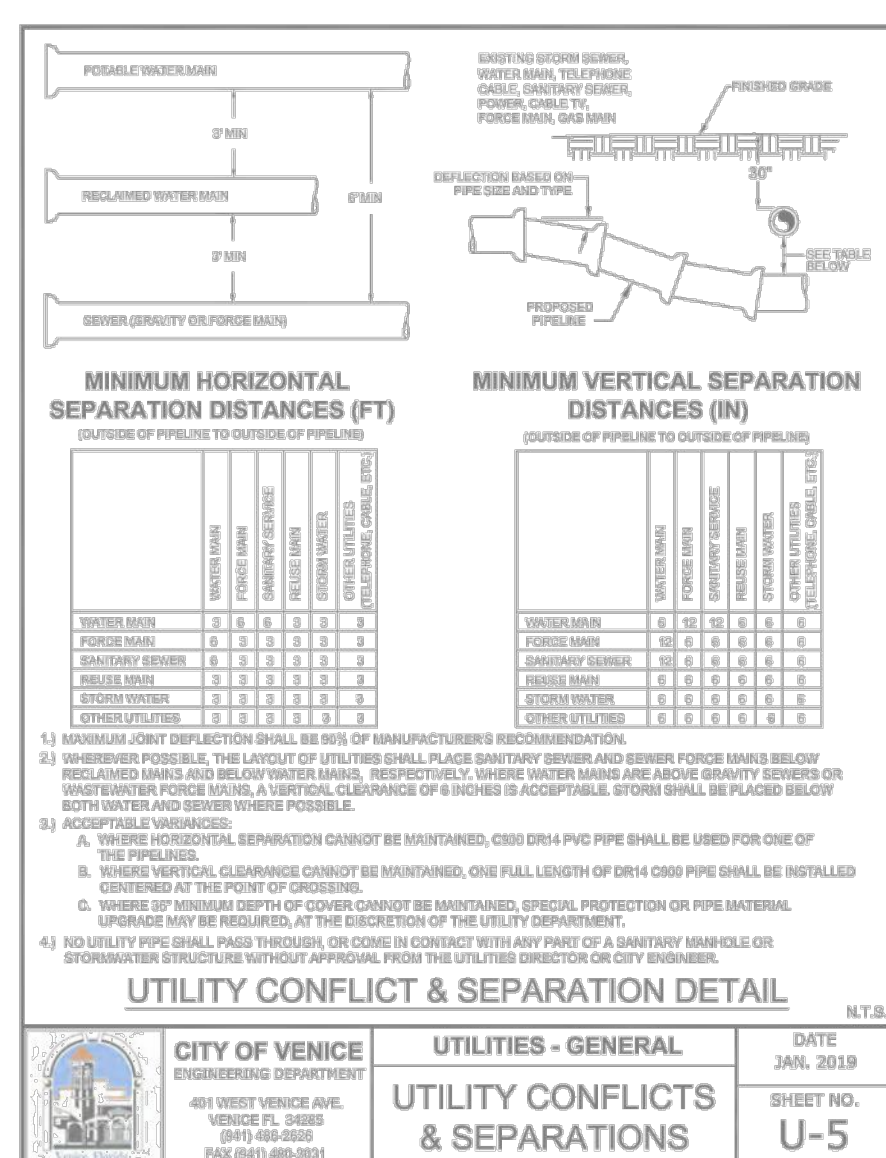
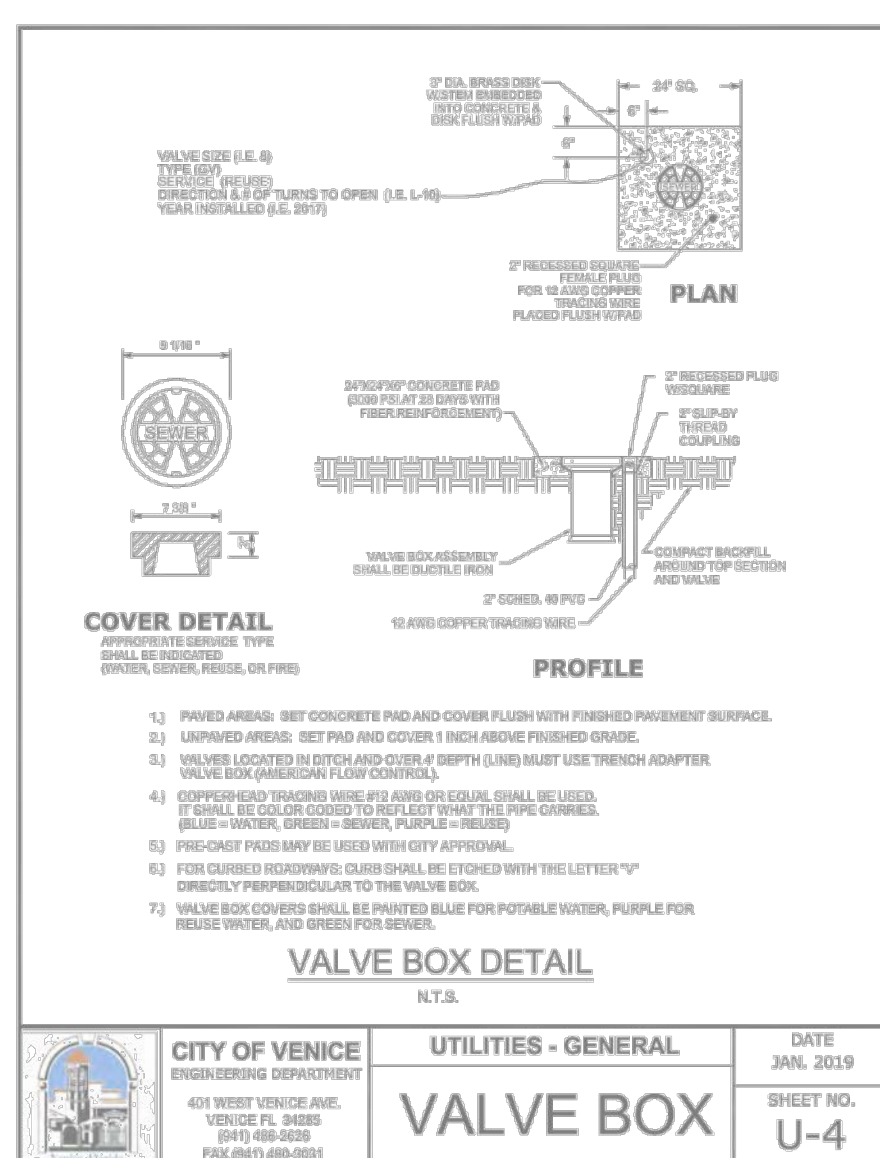
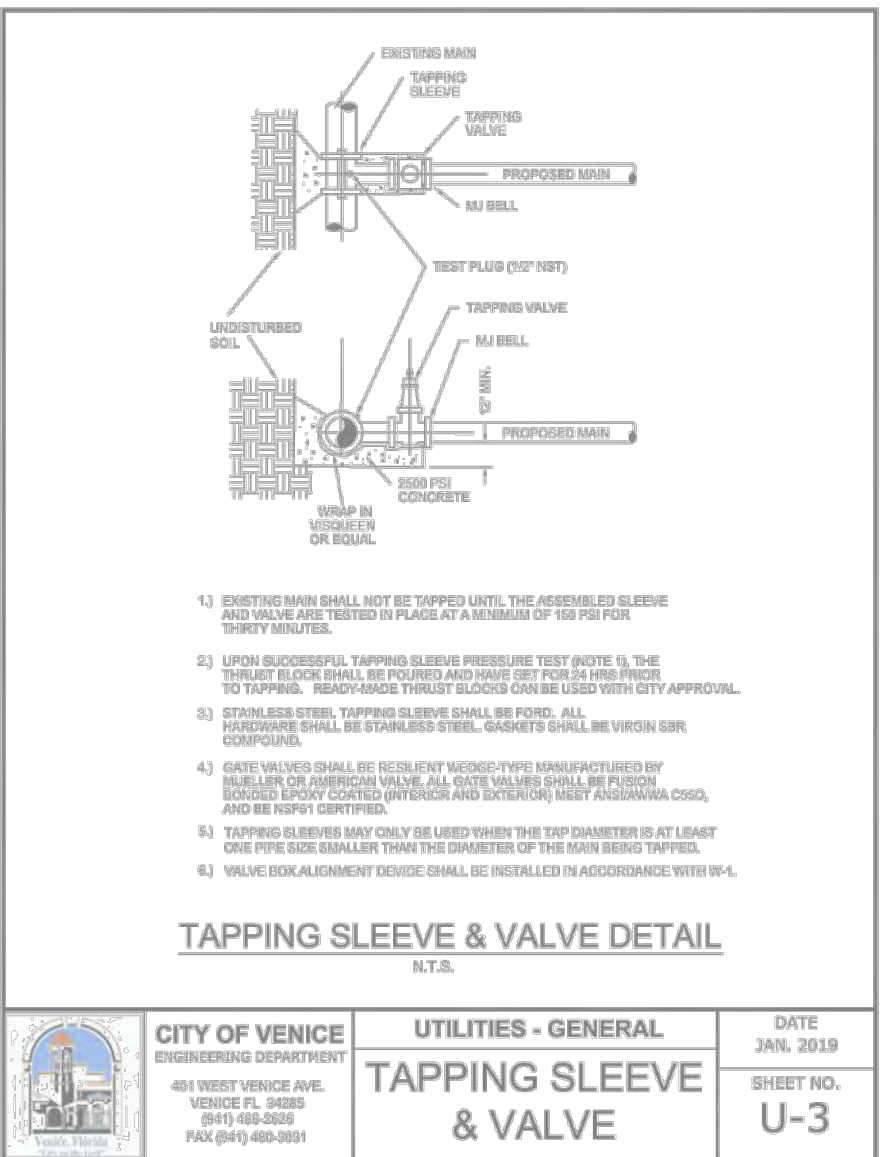
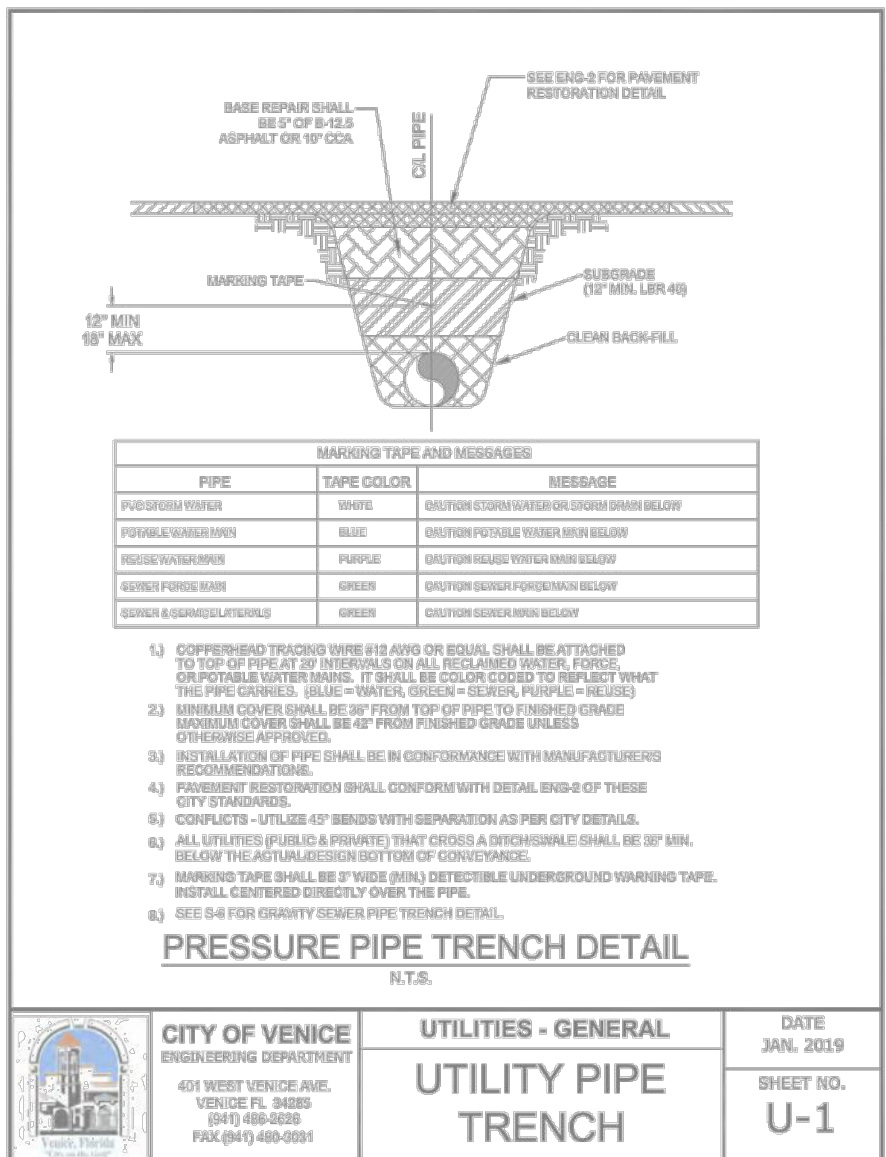
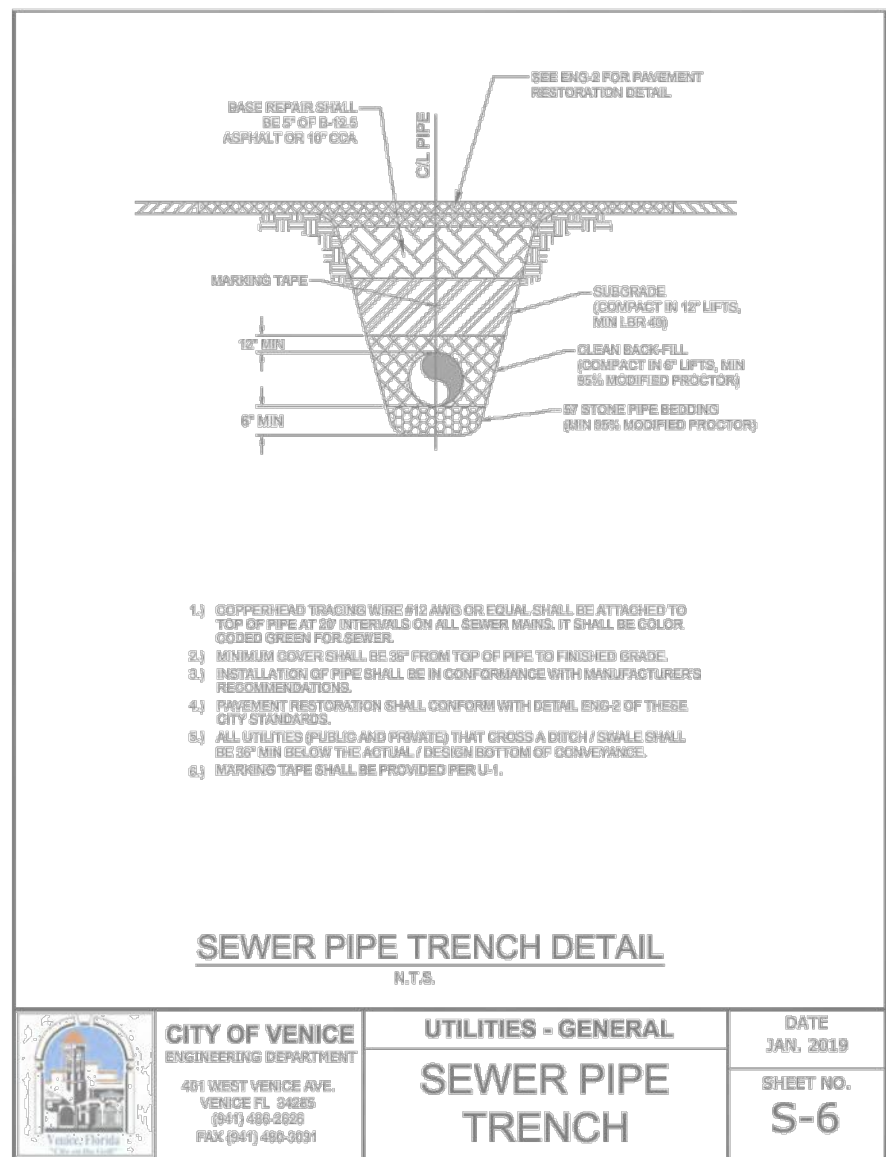
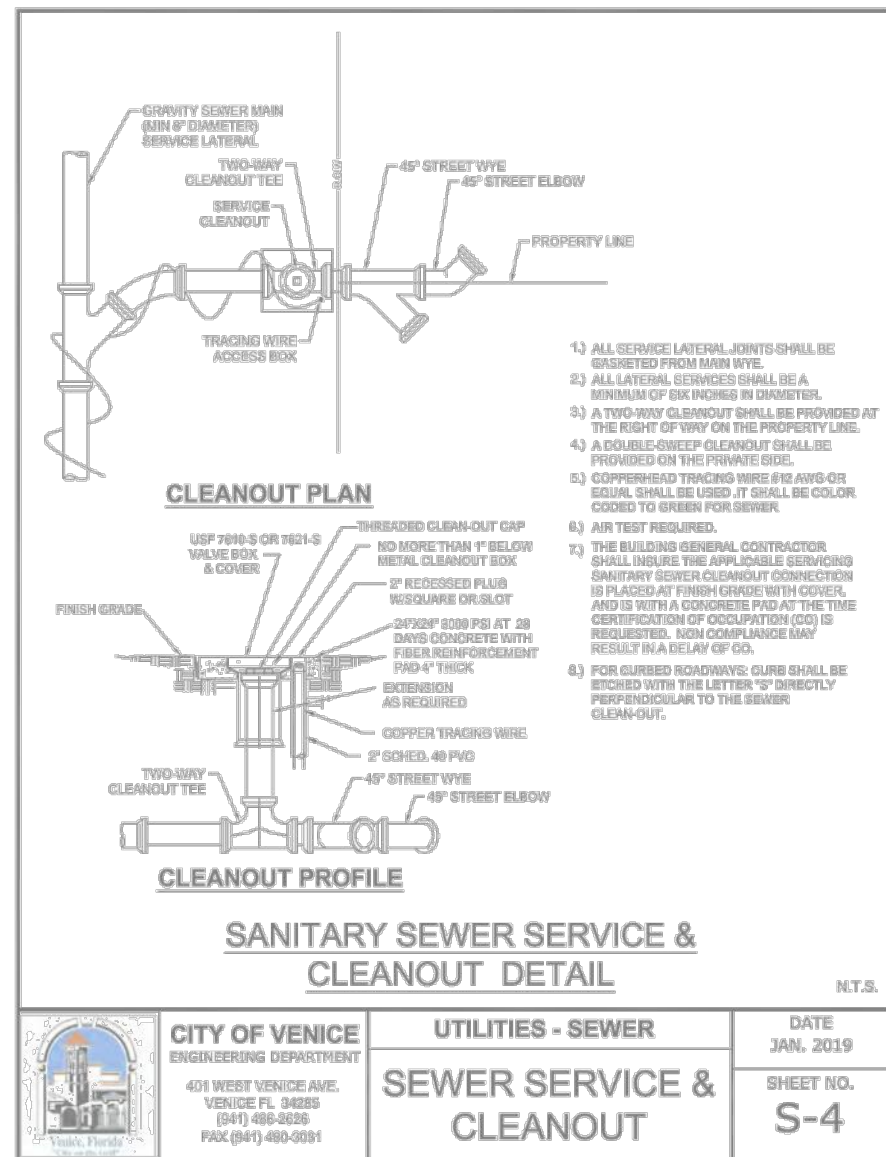
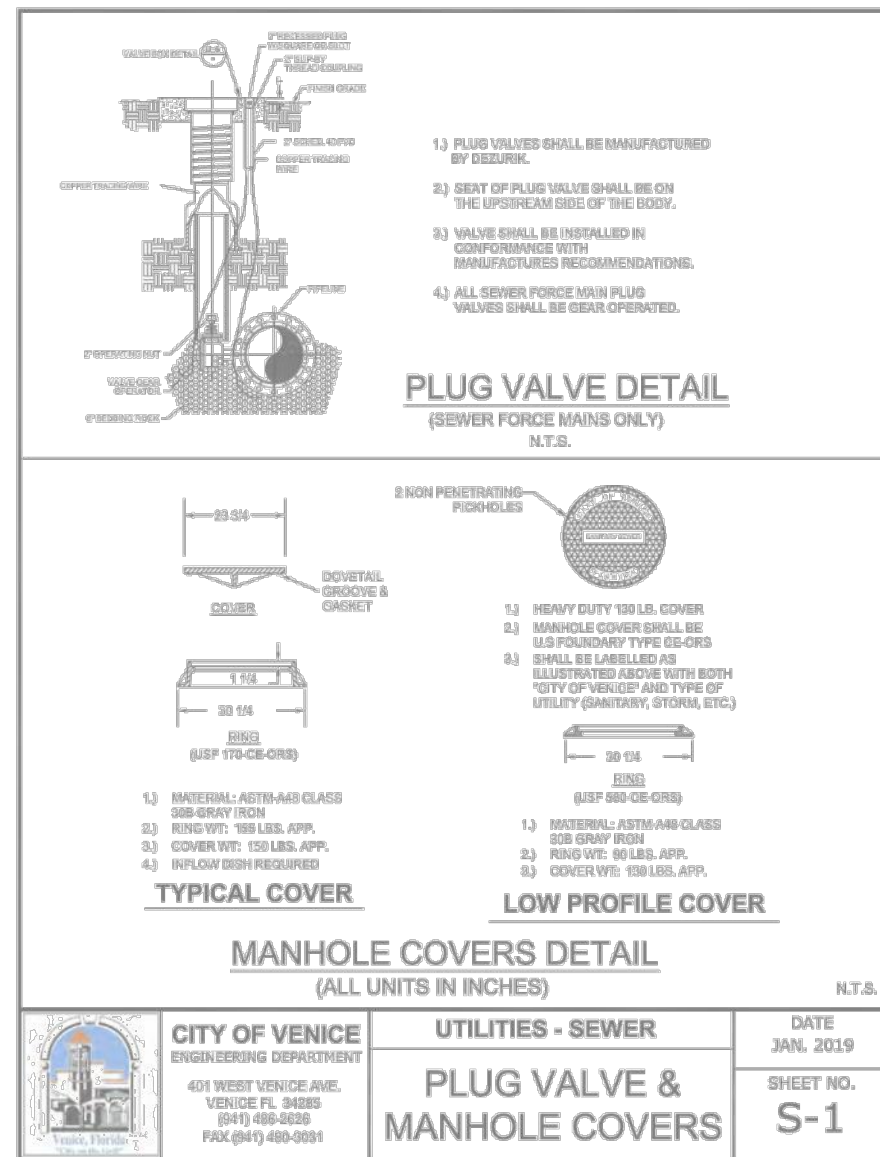
**RECORD DRAWING**

D. SHAWN LEINS, PE  
 DATE: 09/25/2023  
 FLORIDA P.E. No. 41078









**NOTE:**  
CONTRACTOR TO FOLLOW CURRENT CITY OF VENICE ISSUED UTILITY DETAILS AT TIME OF CONSTRUCTION.

**HAMILTON**  
ENGINEERING & SURVEYING, LLC  
3409 WEST LEMON STREET - TAMPA, FLORIDA - 33609 - PHONE (813) 259-3535 - (813) 259-3636

**RECORD DRAWING**

I HEREBY CERTIFY THAT THIS DRAWING WAS PREPARED UNDER MY RESPONSIBLE DIRECTION, MEETS THE STANDARDS OF PRACTICE FOR LAND SURVEYORS IN ACCORDANCE WITH CHAPTER 54-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 FLORIDA STATUTES.

*HARRY ROGERS* 09/20/2023

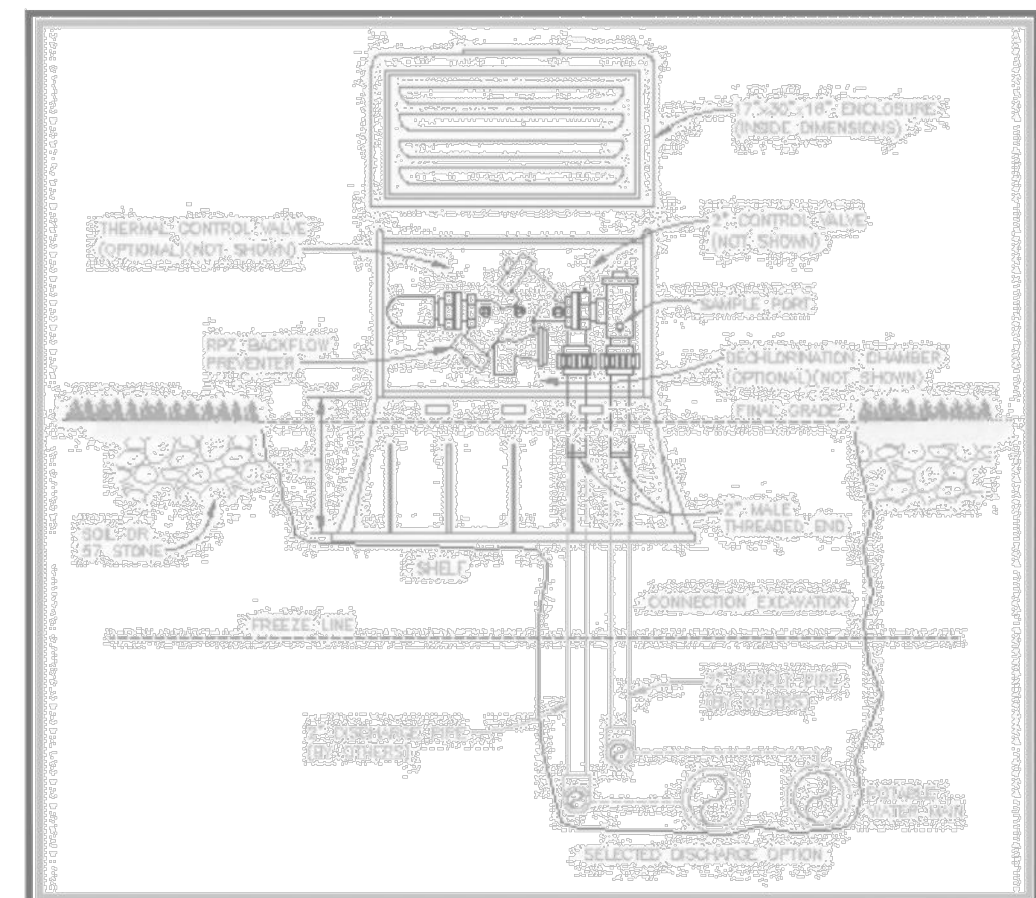
HARRY B. ROGERS III SIGNATURE DATE  
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER PSM # 6418 FOR HAMILTON ENGINEERING AND SURVEYING, INC. INC. CERTIFICATE OF AUTHORIZATION LB 7015 NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER PLOT DATE: 09/14/2023

**RECORD DRAWINGS**  
September 25, 2023

**APPROVED**

Civil Engineering | Land Surveying

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



**AUTO FLUSHER NOTE:**

THE CONTRACTOR SHALL INSTALL AUTO FLUSHERS AS SHOWN ON THE CONSTRUCTION PLANS. THE AUTO FLUSHER SHALL BE INSTALLED AT THE END OF THE WATER MAIN, AND AFTER THE 2 INCH METER WITH INTEGRAL STRAINER. THE METER SHALL BE A 2 INCH BADGER METER MODEL COLD WATER RECORDALL TURBO 200 METER WITH INTEGRAL STRAINER, AND INSTALLED IN A LARGER METER BOX (30" x 17" x 18"). THE TOP OF THE METER SHALL BE AT LEAST 8 INCHES BELOW THE BOTTOM OF THE METER BOX LID, IN ORDER TO ACCOMMODATE A RADIO READ DEVICE. THE AUTO FLUSHER SHALL BE A HYDRO-GUARD HG-2 LOW PROFILE OR EQUIVALENT WITH A DOUBLE CHECK BACKFLOW PREVENTER. THE AUTO FLUSHER SHALL INCLUDE A BATTERY OPERATED CONTROLLER SO THE RUN TIME OF THE FLUSHER CAN BE ADJUSTED. PIPE FROM THE WATER MAIN TO THE AUTO FLUSHER SHALL BE PE TUBING. THE DISCHARGE FROM THE AUTO-FLUSHER SHALL BE DIRECTED TO A LOCATION THAT DOES NOT CAUSE FLOODING OR EROSION. THE DISCHARGE PIPING MAY BE 2 INCH PE TUBING, OR SCHEDULE 40 PVC. THE LOCATION OF THE DISCHARGE POINT SHALL BE APPROVED BY THE ENGINEER OF RECORD, AND SARASOTA COUNTY UTILITIES PRIOR TO INSTALLATION. FOR PERMANENT AUTO FLUSHER INSTALLATIONS, THE DISCHARGE PIPING SHALL BE BURIED. ALL MATERIALS FOR THE AUTO FLUSHER SHALL BE PURCHASED, AND INSTALLED BY THE CONTRACTOR, OR DEVELOPER, FROM THE MANUFACTURER.

AFTER THE AUTO FLUSHER IS INSTALLED, CITY OF VENICE'S OPERATIONS DEPARTMENT WILL REGULATE THE METER, AND SET THE TIMER. IT WILL BE READ ONCE A MONTH AND BILLED ACCORDINGLY.

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REV. NO.	REV. DATE	REVISION DESCRIPTION	BY	DATE
1	04/24/20	CHANGES PER CITY CONSTRUCTION COMMENTS	CD	
4	07/10/20	CHANGES PER CITY CONSTRUCTION COMMENTS	BRC	

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DATE: 02-28-20  
SCALE: MS.L

CONSTRUCTION

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

PROJECT	SCALE	PROJECT ENGINEER
LAUREL ROAD DEVELOPMENT, LLC	N/A	
PORTOFINO CMU (AKA MIRASOL CMU)	N/A	
WATER AND SEWER DETAILS	NGVD29	
	VANG0032	
	17	

**RECORD DRAWING**

D. SHAWN LEINS, PE  
DATE: 09/25/2023  
FLORIDA P.E. No. 41078