

SITE DEVELOPMENT DATA:

PROJECT: VILLAGES OF MILANO PHASES 1A AND 1B
 ENGINEER: STANTEC, INC.
 6900 PROFESSIONAL PKWY EAST
 SARASOTA, FL 34240
 SURVEYOR: BRINGHAM/ALLEN LAND SURVEYING
 807 U.S. HWY. 41 BYPASS SOUTH
 SUITE E - VENICE, FL 34285
 DEVELOPER/OWNER: NEAL COMMUNITITES OF SOUTHWEST FLORIDA, LLC
 5800 LAKEWOOD RANCH BLVD
 SARASOTA, FL 34240
 ZONING: PUD
 FLOOD ZONE: 'X'
 EXISTING LAND USE: FUTURE DEVELOPMENT TRACT - 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: 9.66 AC
 PID: 0391-030-156
 DATUM: NATIONAL GEODETIC VERTICAL DATUM (NGVD) OF 1929.
 FDEP AND FDOH WATER AND WASTEWATER PERMITS ARE REQUIRED.

HOA 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.

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 FDOT ROW SHALL REQUIRE A COPY OF THE ISSUED PERMITS.
- A TREE PERMIT WILL BE REQUIRED PRIOR TO ANY CONSTRUCTION, NATIVE VEGETATION REMOVAL WITHIN THE DRIP LINE OF A TREE, AND/OR TREE REMOVAL.
- 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 I, II, OR V CERTIFICATE OF COMPETENCY ISSUED BY THE STATE FIRE MARSHALL AS PER F.S. 633.521
- 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 (941-486-2422) FOR APPROVAL OF DUMPSTER 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 870 LF
 LINEAR FEET OF GRAVITY SEWER MAIN 873 LF
 LINEAR FEET OF FORCE MAIN 0 LF
 NUMBER OF MANHOLES 6

LEGEND

ABBREVIATIONS

EL or ELEV _____ ELEVATION
 INV _____ INVERT
 LF _____ LINEAR FEET
 NGVD _____ NATIONAL GEODETIC VERTICAL DATUM
 NIC _____ NOT IN CONTRACT
 SB _____ SOIL BORING
 STA _____ STATION
 FDOT _____ FLORIDA DEPARTMENT OF TRANSPORTATION
 C _____ CENTERLINE
 E _____ FLOW LINE
 CMP _____ CORRUGATED METAL PIPE
 D.I.P. _____ DUCTILE IRON PIPE
 P.V.C. _____ POLYVINYL CHLORIDE PIPE
 HDPE _____ HIGH DENSITY POLYETHYLENE
 RCP _____ REINFORCED CONCRETE PIPE
 ERCP _____ ELLIPTICAL REINFORCED CONCRETE PIPE
 MH _____ MANHOLE
 STR _____ STORM SEWER STRUCTURE
 X.XX' LT/X.XX' RT _____ FEET LEFT OF FEET RIGHT

SYMBOLS

IN-LINE PLUG VALVE W/ BOX
 IN-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

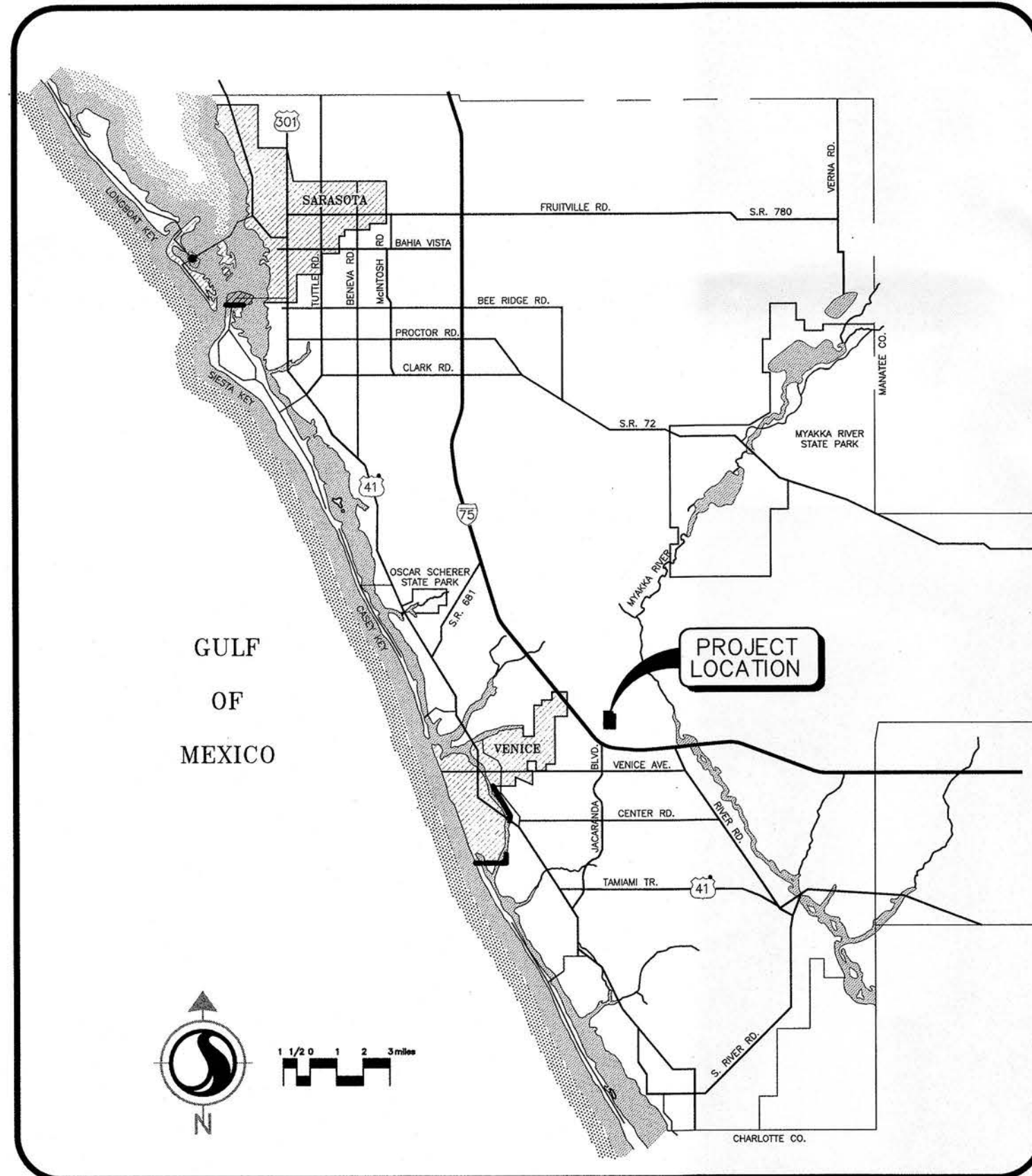
NOTE: OPEN SYMBOLS AND DASHED LINES DENOTE EXISTING IMPROVEMENTS

UTILITY RECORD DRAWINGS - WATERMAIN

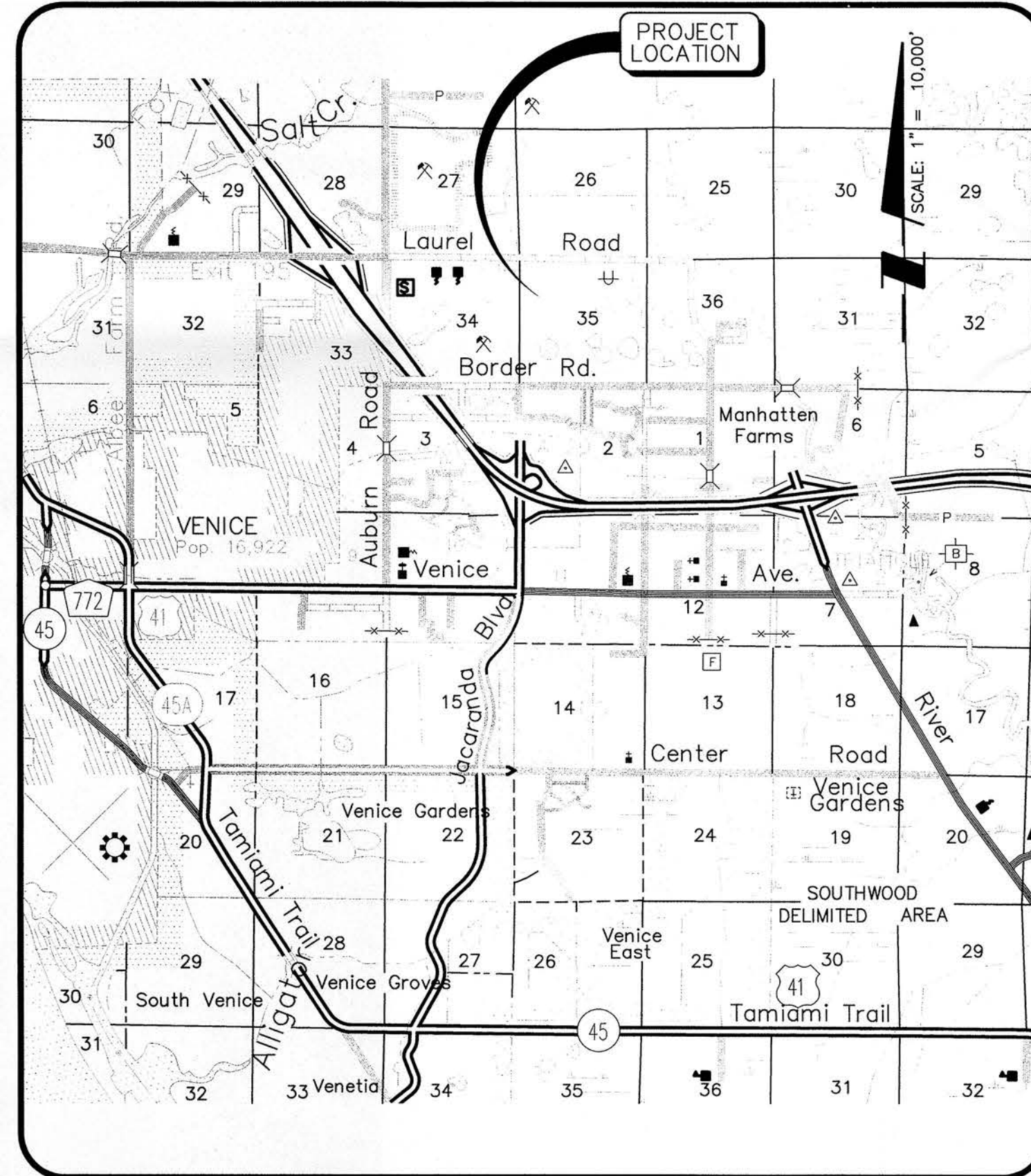
VILLAGES OF MILANO A REPLAT OF TRACT 200

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



LOCATION MAP



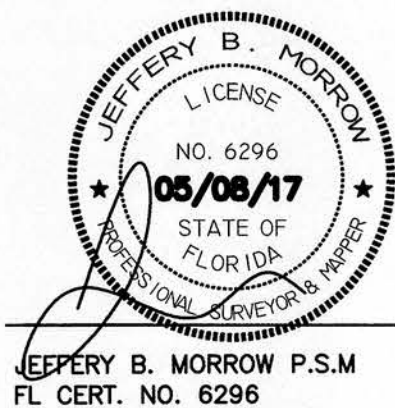
SITE MAP

POINT BREAK SURVEYING, LLC

CERTIFICATE OF AUTHORIZATION LB 0007384

8111 Blakie Ct, Suite E
 Sarasota, FL 34240
 Office: 941-378-4797
 Fax: 941-378-0058

CERTIFICATION:
 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: 05-03-17



INDEX TO SHEETS

SHEET NO.	DESCRIPTION
1	COVER SHEET
2	AERIAL LOCATION MAP
3	EXISTING CONDITIONS PLAN
4	MASTER SITE PLAN
5	SITE PLAN
6	GRADING AND DRAINAGE PLAN
7	MASTER WATER AND SEWER PLAN
8-9	PLAN AND PROFILE - MALINA COURT
10	PAVING DETAILS
11	GRADING DETAILS
12	DRAINAGE CONSTRUCTION DETAILS
13	GENERAL UTILITY CONSTRUCTION DETAILS
14	WASTEWATER COLLECTION CONSTRUCTION DETAILS
15	WATER DISTRIBUTION SYSTEM CONSTRUCTION DETAILS
16	BEST MANAGEMENT PRACTICES PLAN AND NOTES
17	BEST MANAGEMENT PRACTICES DETAILS

SUPPLEMENTAL DRAWINGS

LANDSCAPE PLANS	
KEY	KEY PLAN
PL-1-3	LANDSCAPE PLANS

NO.	DATE	DESCRIPTION	BY
1	5/08/17	RECORD DRAWING	BBS
2	11/10/16	REVISED GRADING LOTS 163-170	RTD/B9450
3	07/29/16	REVISED PER CITY OF VENICE COMMENTS DATED 7/28/16	RTD/B9450
4	06/24/16	REVISED PER CITY COMMENTS DATED 6/15/16	RTD/B9450
5	05/13/16	REVISED PER CITY COMMENTS DATED 5/13/16	RTD/B9450

STATUS : REVISIONS

PROJECT PLANNER JIM COLLINS	PROJECT DEVELOPER NEAL COMMUNITIES	PROJECT CONSULTANT STANTEC
PROJECT DESIGNER RUSSELL DICKENS	PROJECT MANAGER MILLARD J. YODER, P.E. FLORIDA LICENSE NO. 33765	PROJECT ENGINEER MELANIE DELEHANTY SMITH, P.E. FLORIDA LICENSE NO. 75447

REVIEWED BY: _____ DATE _____

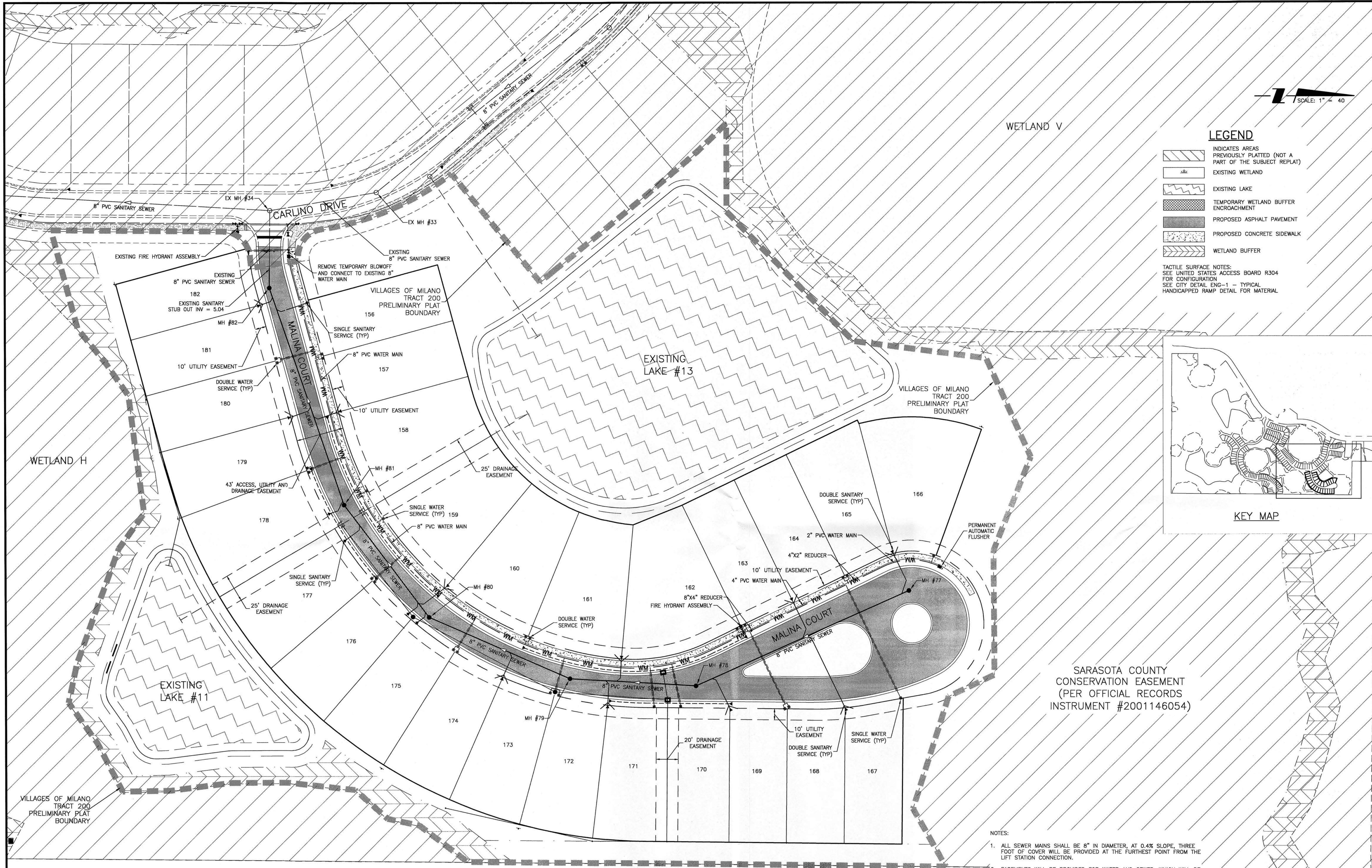
RECORD DRAWINGS APPROVED

DATE 06/19/17

PROJECT NUMBER
215611819

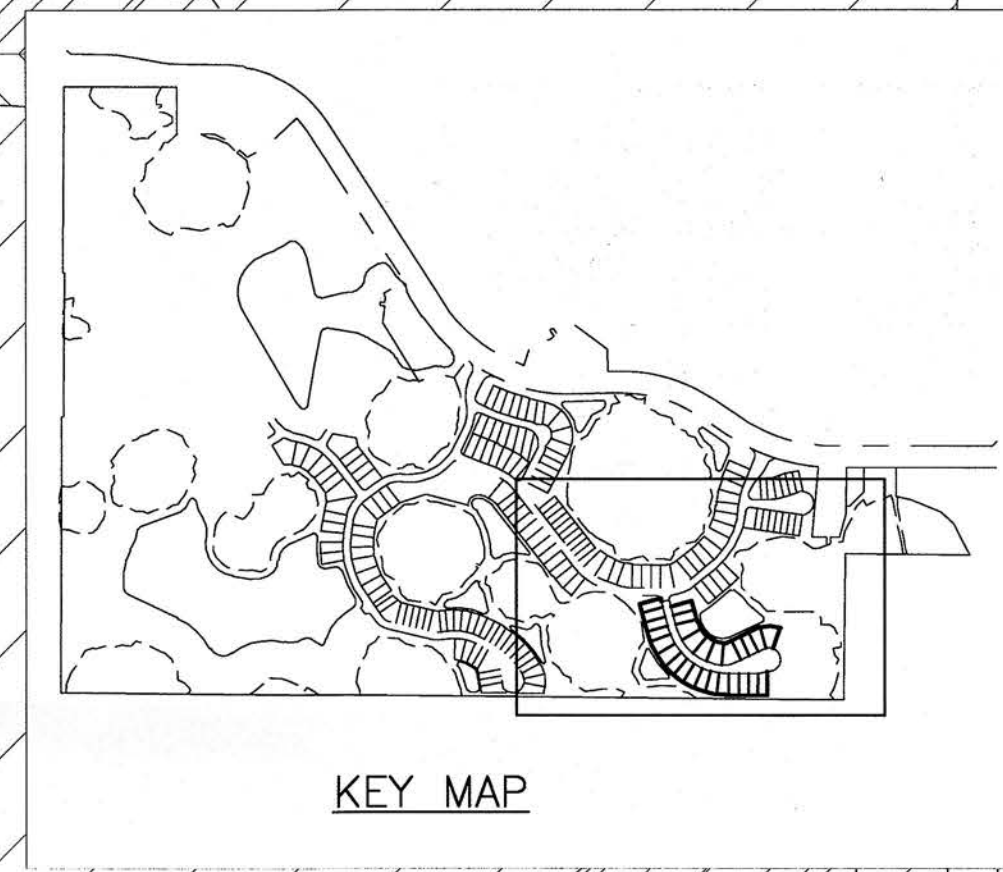
DATE
FEBRUARY 2016

INDEX NUMBER
RECORD-WM-COVER



- LEGEND**
- INDICATES AREAS PREVIOUSLY PLATTED (NOT A PART OF THE SUBJECT REPLAT)
 - EXISTING WETLAND
 - EXISTING LAKE
 - TEMPORARY WETLAND BUFFER ENCROACHMENT
 - PROPOSED ASPHALT PAVEMENT
 - PROPOSED CONCRETE SIDEWALK
 - WETLAND BUFFER

TACTILE SURFACE NOTES:
SEE UNITED STATES ACCESS BOARD R304 FOR CONFIGURATION
SEE CITY DETAIL ENG-1 - TYPICAL HANDICAPPED RAMP DETAIL FOR MATERIAL



- NOTES:**
- ALL SEWER MAINS SHALL BE 8" IN DIAMETER, AT 0.4% SLOPE, THREE FOOT OF COVER WILL BE PROVIDED AT THE FURTHEST POINT FROM THE LIFT STATION CONNECTION.
 - 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).
 - 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.
 - A SIREN OPERATED SENSOR, WHICH RESPONDS TO THE "YELP" STYLE SIREN, WILL BE INSTALLED ON THE ACCESS GATES AT BOTH ENTRANCES FOR ACCESSIBILITY BY CITY OF VENICE EMERGENCY VEHICLES.
 - ONE THOUSAND GPM FIREFLOW WILL BE PROVIDED AT EACH PROPOSED FIRE HYDRANT.

0391-00-1010
FLORIDA POWER
& LIGHT CO
ZONING: OUR
EXISTING LAND
USE: FPL
TRANSMISSION

UTILITY SUPPLIERS:

FLORIDA POWER & LIGHT
1253 12TH AVE EAST
PALMETTO, FL 34221

VERIZON, INC.
1701 RINGLING
BOULEVARD SARASOTA,
FL 34236

TECO/PEOPLES GAS
8261 VICO COURT
SARASOTA, FL 34240

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

CITY OF VENICE UTILITIES
ADMINISTRATION OFFICE 200 N.
WARFIELD AVENUE
VENICE, FL 34285

SARASOTA COUNTY UTILITIES
1001 SARASOTA CENTER BLVD
SARASOTA, FL 34240

RECORD DRAWINGS APPROVED

1711-2 DATE 06/19/17

RECORD DRAWING				CLIENT: NEAL COMMUNITIES OF SOUTHWEST FLORIDA, LLC		DATE: 2016		TITLE: MASTER WATER AND SEWER PLAN	
PROJECT: VILLAGES OF MILANO A REPLAT OF TRACT 200				PROJECT: VILLAGES OF MILANO A REPLAT OF TRACT 200		HORIZONTAL SCALE: 1" = 40'		SHEET NUMBER: 7 OF 17	
DESIGNED BY: RTD/89450				DRAWN BY: 15		VERTICAL SCALE: 1" = 40'		CROSS REFERENCE FILE NO.: 215611819	
CHECKED BY: 15				CONTRACT ADMIN. BY: 15		SEC. TWP. RGE: 35 38S 19E		PROJECT NUMBER: 215611819	
WMA APPROVED BY:				DATE: 5/8/17		SHEET NUMBER: 7 OF 17		TICKET NUMBER: 215611819-06C-151UP	

