

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 = 50.66 AC.
B. ZONING ADMINISTRATOR MAY CONSTRUCTIVELY APPROVE THE RELOCATION OF LOT LINES, SUBJECT TO ADDITIONAL LOTS BEING CREATED.
C. STORMWATER TREATMENT AND ATTENUATION FOR THIS SITE ARE PERMITTED AND ACCOUNTED FOR IN THE TOSCONA SITES DEVELOPMENT.
- FLOOD ZONE:**
THE SITE LIES WITHIN THE BOUNDARY OF FLOOD ZONE X PER FIRM MAP 12115C0244F REVISED NOVEMBER 4, 2016.
- UTILITY PROVIDERS:**
WATER / SANITARY SEWER: ELECTRICITY: TELEPHONE / CTV: CABLE TV
CITY OF VENICE: FLORIDA POWER & LIGHT FRONTIER CONCAST
200 WAREFIELD AVE. VENICE, FL 34285 SARASOTA, FL 34233 VENICE, FL 34283 SARASOTA, FLORIDA 34240
(941)486-1333 (941)486-1333 (941)367-4218 (941)367-4218 (941)367-4218 (941)371-8700
- 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 FOOT ROW SHALL REQUIRE A COPY OF THE ISSUED PERMIT.
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 SP-100/LOW ASSEMBLIES SHALL BE INSTALLED BY A CERTIFIED CONTRACTOR WITH A CLASS 1, 11 OR 12 CERTIFICATION.
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 = 40.73'.
- SIGNAGE 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 ADJACENT TO 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, PLS AND ALL OTHER UTILITY COMPANIES PRIOR TO ANY WORK ON SITE OR OFF SITE TO DETERMINE 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 EXCAVATION, 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 FLAGGED 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 MFP REQUIREMENTS (LATEST EDITION AT TIME OF DEVELOPMENT).
- LANDSCAPE BUFFERING**
LANDSCAPE BUFFERING ALONG LAUREL ROAD AND KNOTTS 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 FOOT ROW:**
A. PLANS - FLORIDA DEPARTMENT OF TRANSPORTATION, FY 2020-21 STANDARD PLANS FOR ROAD AND BRIDGE CONSTRUCTION AND APPLICABLE INTERIM REVISIONS (IRIS) WHICH ARE AVAILABLE AT THE FOLLOWING WEBSITE: <https://www.fdot.gov/design/standards>
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>

**WATER UTILITY RECORD DRAWINGS CITY OF VENICE
 FOR**

PORTOFINO CMU (AKA MIRASOL 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

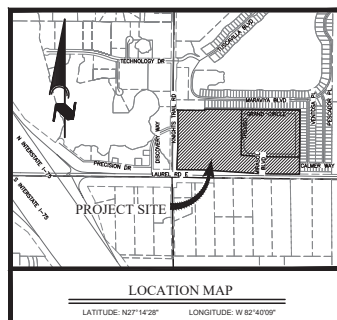
INDEX TO DRAWINGS

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



	Phase 1
Unit	Record Quantities
WATER	
8" PVC	LF 740
8" PVC	LF 25
8" Gate Valves	EA 3
8" Gate Valves	EA 2
8"x6" Tee	EA 2
Fire Hydrants	EA 2

REVISION INDEX			
BY	DATE	REV.	DESCRIPTION
CD	1/22/21		UTILITY RECORD DRAWING

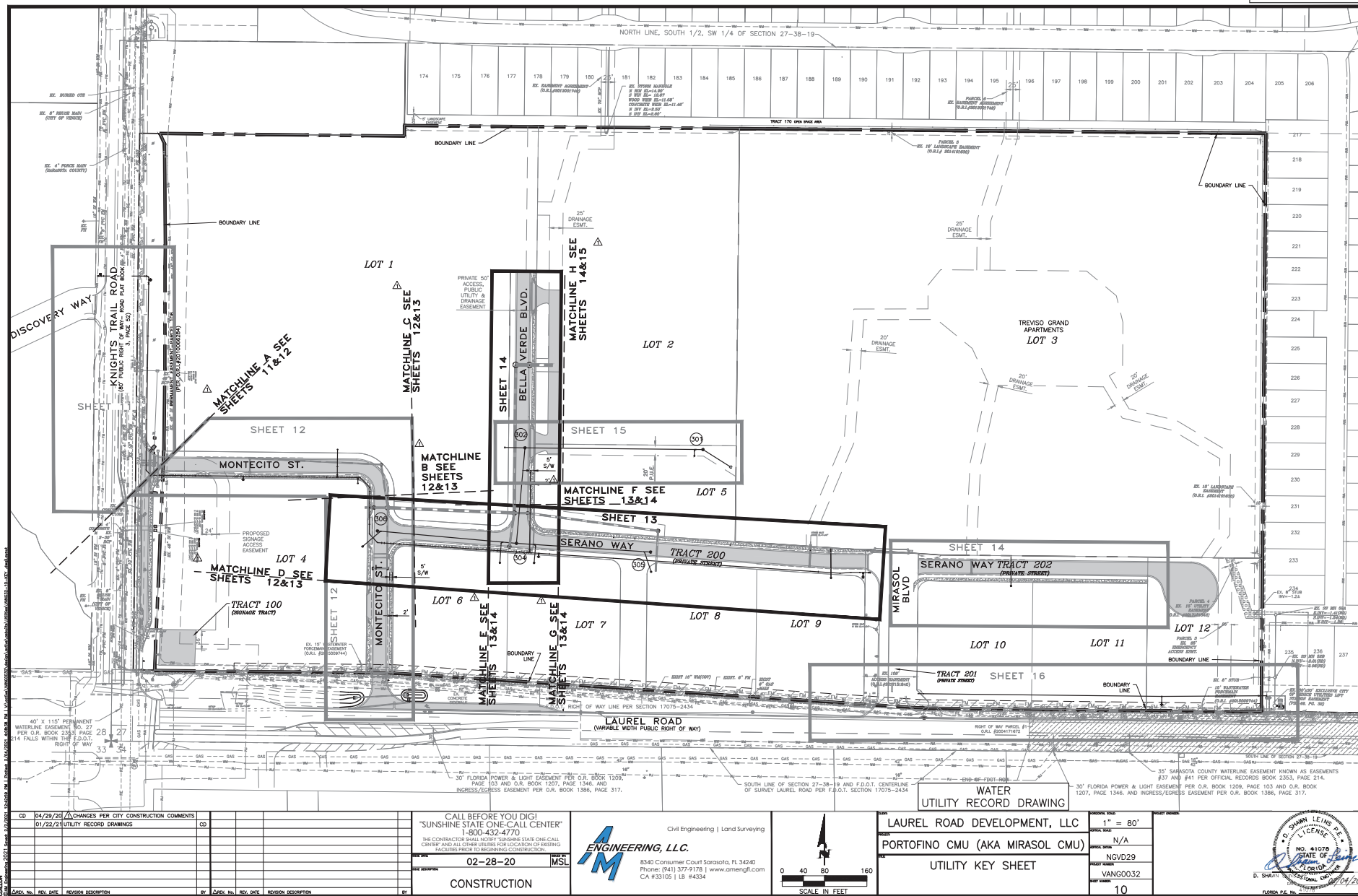


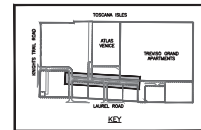
LEGAL DESCRIPTION
 LOT 1, LAUREL ROAD PROPERTY, AS PER PLAT THEREOF
 RECORDED IN PLAT BOOK 48, PAGES 37 & 37A
 PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

**WATER
 UTILITY RECORD DRAWING**

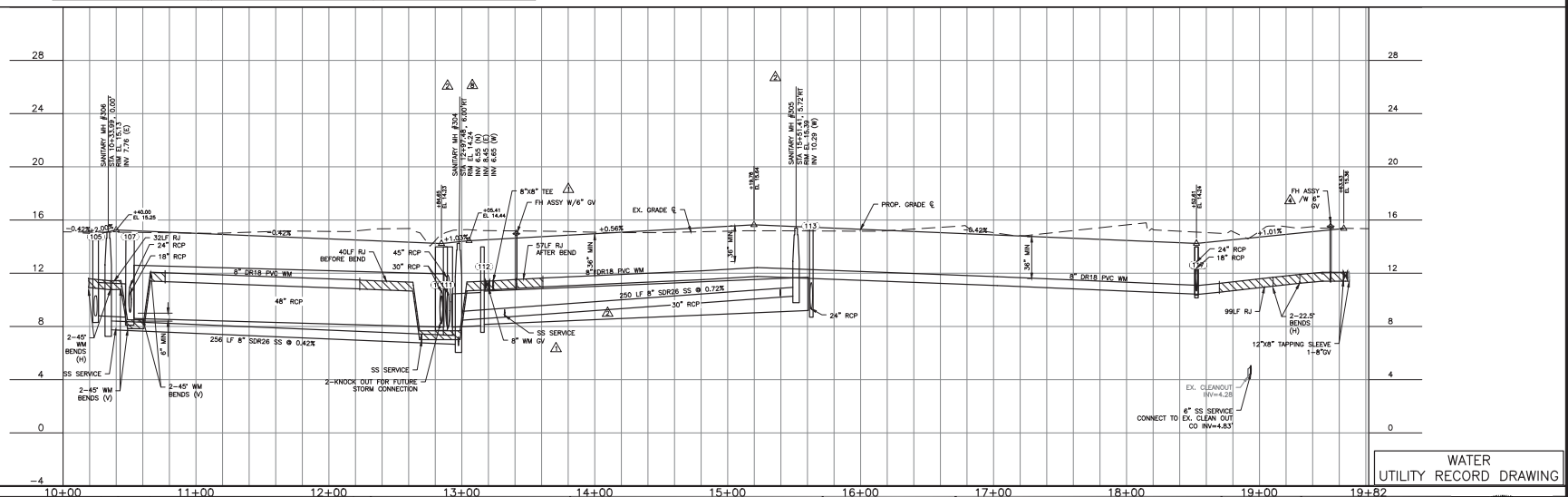


D. SHAWN LEINS, P.E.
 DATE: 02/16/2021
 FLORIDA P.E. No. #41078





DESCRIPTION	SWING TIE POINT	DISTANCE	SWING TIE POINT	DISTANCE
#1514-43	#1017 SMH 304	41.0	#1016 INLET 107	69.3
#1516-43	#1018 SMH 304	32.8	#1020 HYDRANT	73.9
#1517-43	#1018 SMH 304	29.9	#1020 HYDRANT	67.5
#1518-43	#1018 SMH 304	16.9	#1020 HYDRANT	47.8
#1519-43	#1018 SMH 304	16.4	#1020 HYDRANT	42.7
#1520-43	#1017 SMH 306	17.0	#1016 INLET 107	60.9
#1517-45	#1017 SMH 306	22.6	#1016 INLET 107	68.3



19402

WELLY ENGINEER

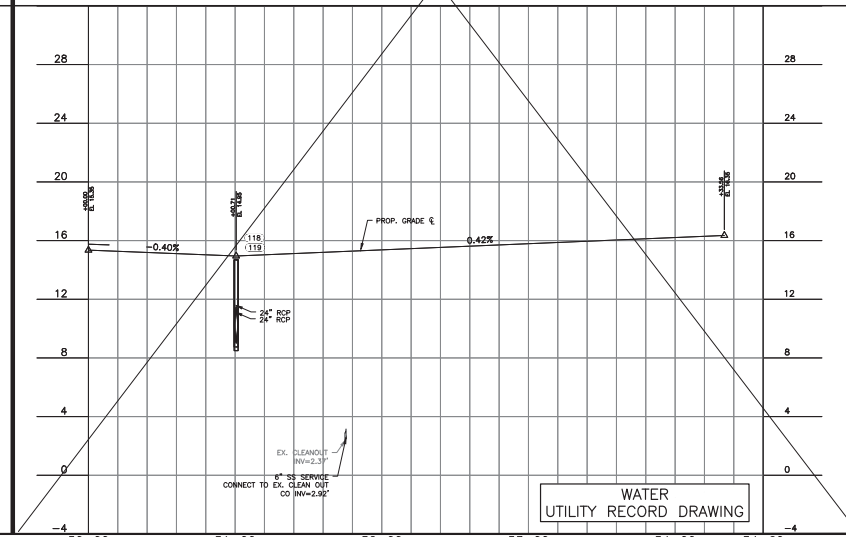
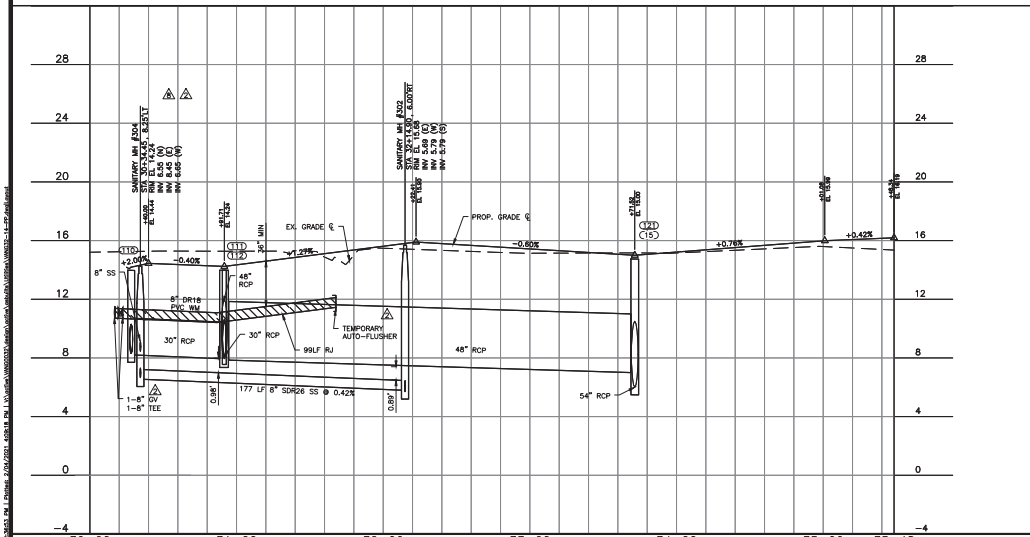
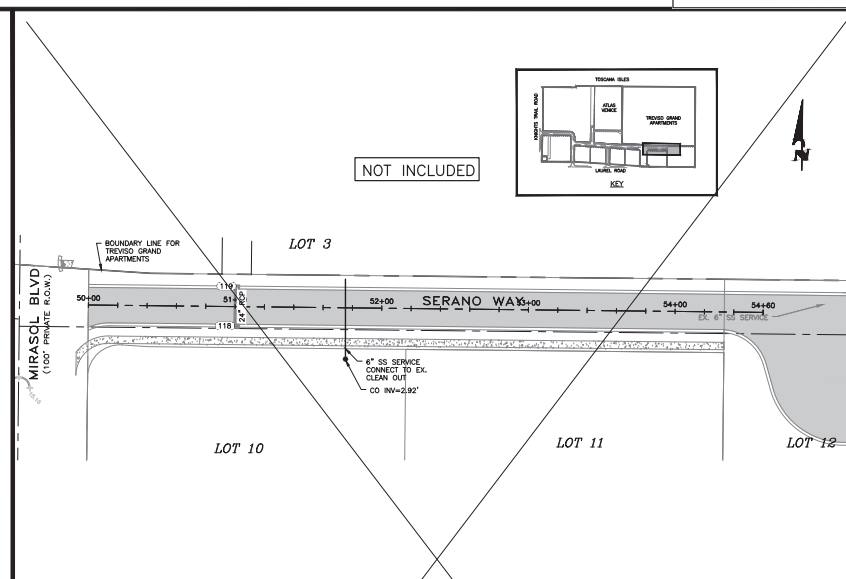
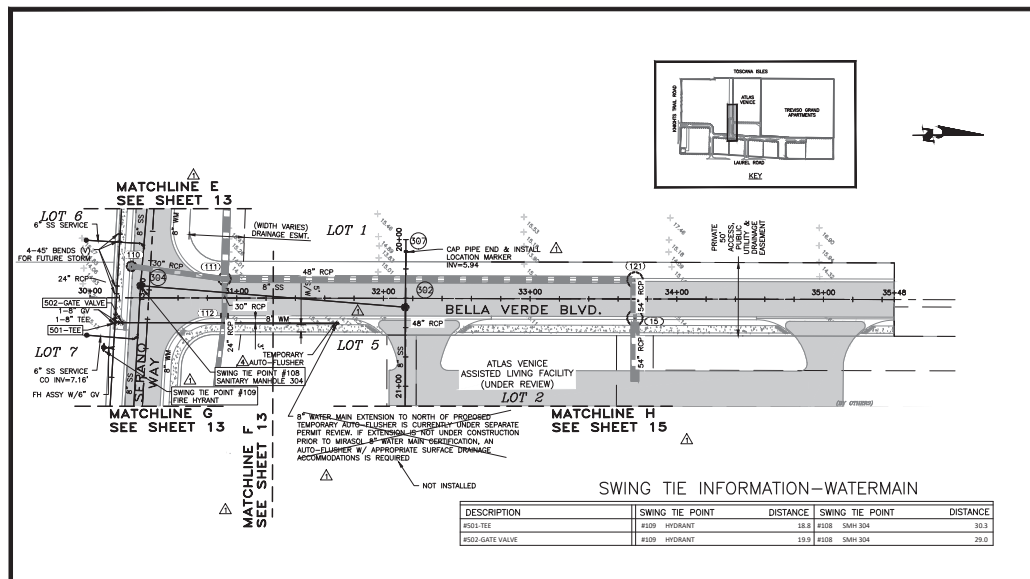
NO. 41070
STATE OF
FLORIDA
PROFESSIONAL ENGINEER

D. SHAWH LEINS P.E.
LICENSE

D. Shawh Leins

FLORIDA P.E. NO. 41070

08/04/2002

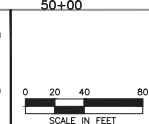


REV.	NO.	REV. DATE	REVISION DESCRIPTION	BY
1	04/29/20	CHANGES PER CITY CONSTRUCTION COMMENTS	CD	
2	05/01/20	SANITARY DESIGN REVISION	CD	
4	07/10/20	CHANGES PER CITY CONSTRUCTION COMMENTS	WPC	
8	09/08/20	ADDRESS CONTRACTOR RAI	CD	
	01/22/21	UTILITY RECORD DRAWINGS	CD	

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 UTILITIES PRIOR TO BEGINNING CONSTRUCTION.

DATE: 02-28-20
SCALE: MSL
CONSTRUCTION

ENGINEERING, LLC.
Civil Engineering | Land Surveying
8340 Consumer Court Sarasota, FL 34240
Phone: (941) 377-9178 | www.amengllc.com
CA #33102 | LB #4354

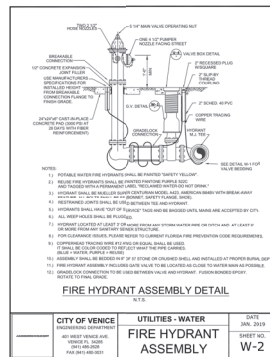
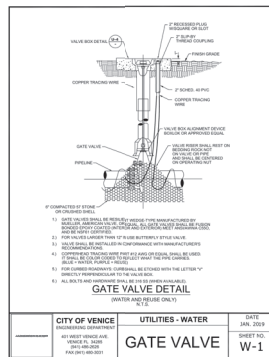
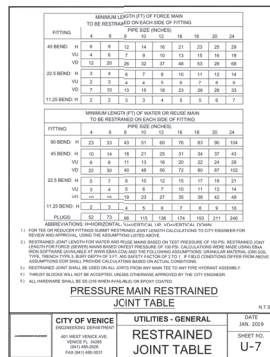
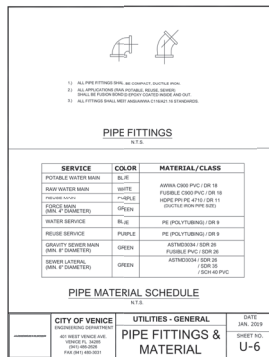
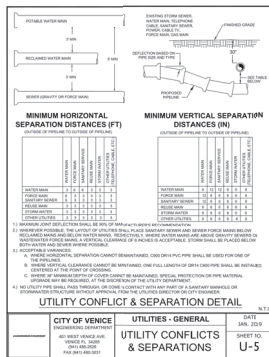
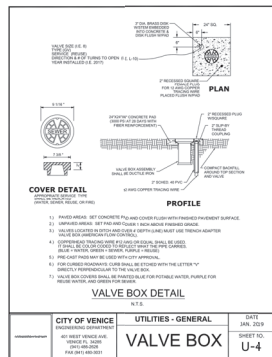
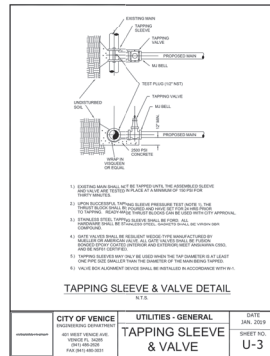
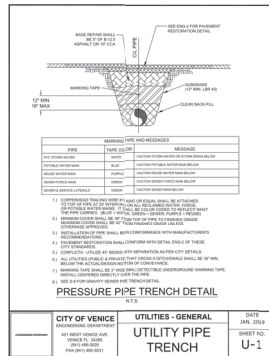
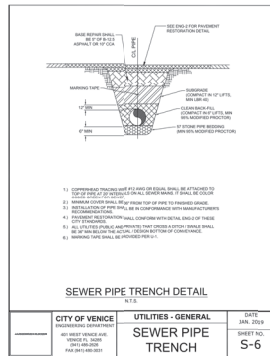
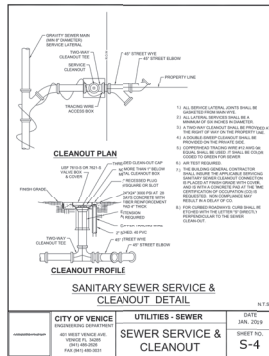
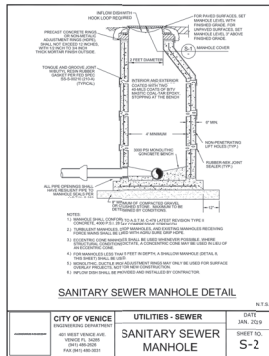
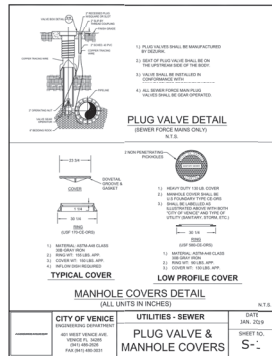


LAUREL ROAD DEVELOPMENT, LLC
PORTOFINO CMU (AKA MIRASOL CMU)
BELLA VERDE BLVD. & SERANO WAY
PLAN AND PROFILE
STA 30+00 TO 35+48, STA 50+00 TO 54+60

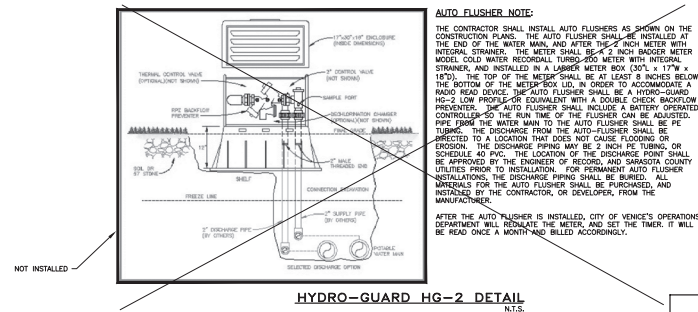
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1" = 4'
NGVD29
VANG0032
14

WATER UTILITY RECORD DRAWING

TO: SHAWN LEWIS, P.E.
NO. 41078
STATE OF FLORIDA
D. SHAWN LEWIS, P.E.
07/04/2021
FLORIDA P.E. NO. 27170



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



WATER
UTILITY RECORD DRAWING

REV.	NO.	REV. DATE	REVISION DESCRIPTION	BY	CHK.	APP.
1	04/24/20	CHANGES PER CITY CONSTRUCTION COMMENTS	CD			
2	07/10/20	CHANGES PER CITY CONSTRUCTION COMMENTS	BRG			
3	01/22/21	UTILITY RECORD DRAWINGS	CD			

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LAUREL ROAD DEVELOPMENT, LLC
PORTOFINO CMU (AKA MIRASOL CMU)
WATER AND SEWER DETAILS

SCALE: N/A
N/A
NGVD29
VANG0032
17

TO SHAWN LEWIS P.E.
LICENSE
NO. 41078
STATE OF FLORIDA
D. SHAWN LEWIS P.E.
07/04/2020
FLORIDA P.E. No. 21712