

RUSTIC ROAD NORTH

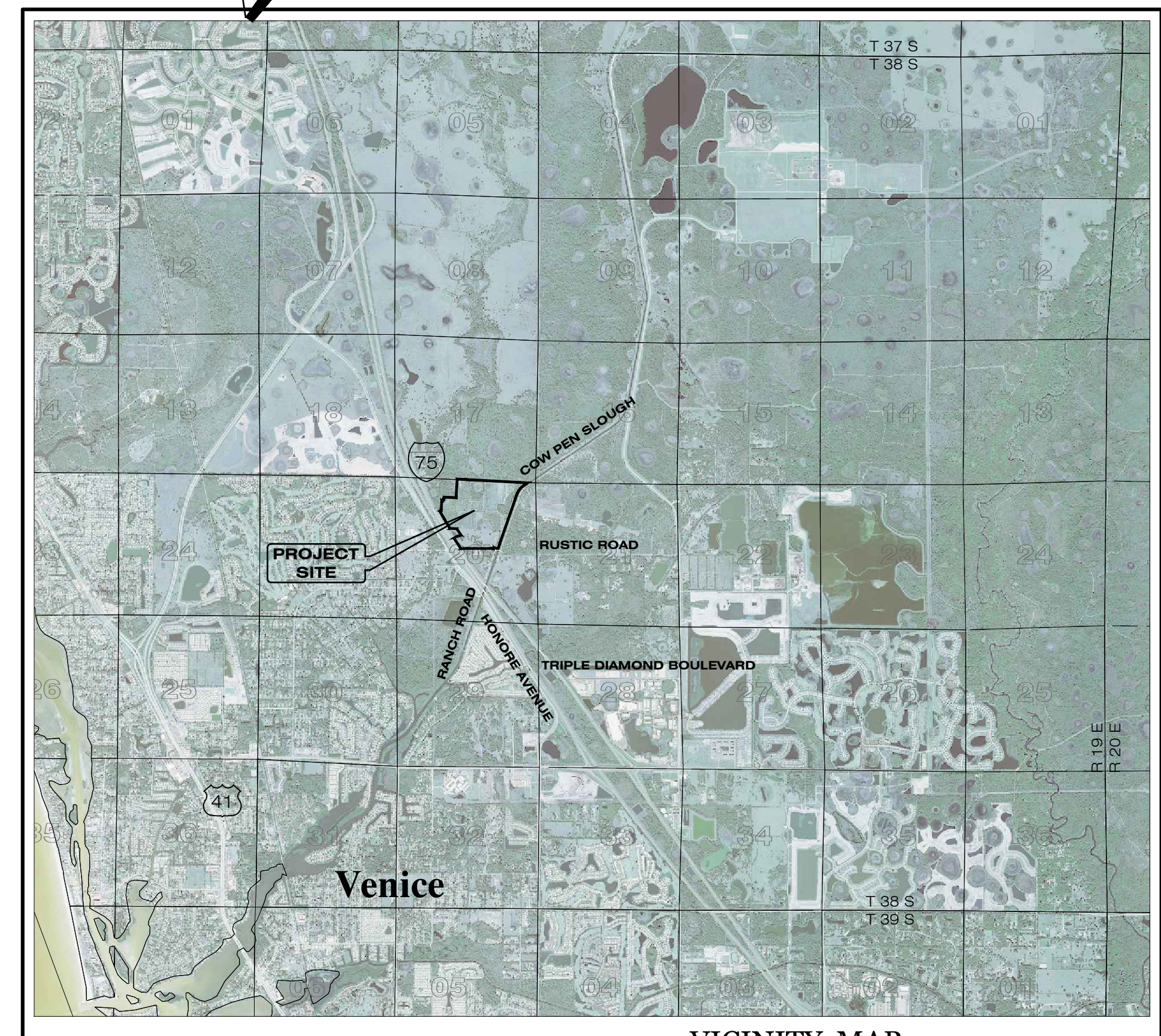
PHASES 1 & 2

PHASE 1 SM ONLY

CONSTRUCTION PLANS

RECORD DRAWINGS

RECORD DRAWINGS
April 5, 2024
APPROVED



VICINITY MAP
 CITY OF VENICE, FLORIDA
 SECTION 20, TOWNSHIP 38 SOUTH, RANGE 19 EAST

INDEX OF CONSTRUCTION PLANS

SHEET NO.	DESCRIPTION
1	COVER SHEET
2	GENERAL NOTES
3	AERIAL SITE PLAN
4	EXISTING SITE CONDITIONS
5-6	TYPICAL ROADWAY SECTIONS
7	DRAINAGE KEY MAP
8-10	MASTER DRAINAGE PLAN
11-12	DRAINAGE STRUCTURE DATA
13	CONTROL STRUCTURE DATA
14-18	DRAINAGE SECTIONS
19-26	NEIGHBORHOOD GRADING PLAN
27	MASTER WATER & SEWER PLAN
28	WATER & SEWER NOTES
29-33	WATER & SEWER PLAN
34	PLAN & PROFILE SHEET INDEX
35-51	ROADWAY & UTILITY PLAN & PROFILE
52-56	SIDEWALK, SIGNING & PAVEMENT MARKING PLAN
57	LIFT STATION DESIGN
58-59	LIFT STATION DETAILS
60-62	DRAINAGE DETAILS
63	GENERAL ENGINEERING DETAILS
64-65	SIDEWALK, SIGNING & PAVEMENT MARKING DETAILS
66	GENERAL UTILITY DETAILS
67	POTABLE WATER SYSTEM DETAILS
68	SANITARY SEWER SYSTEM DETAILS
69-70	DRAINAGE AREA MAP
71	SURFACE WATER MANAGEMENT PLAN
2C,4-9,12	SHEETS FROM PRELIMINARY PLAT (21-05PP)
L1-L18	SHEETS FROM PRELIMINARY PLAT (21-05PP)

PREPARED FOR:
JEN TAMPA 1, LLC.
 C/O BANYAN LAND CAPITAL, LLC.

1316 West Swann Ave
 Tampa, Florida 33606
 Phone: (813) 362-1137

PREPARED BY:
Clearview
 LAND DESIGN, P.L.
 Engineering Business C.A. No.: 28858
 3010 W Azeela St., Suite 150, Tampa, Florida 33609
 Office: 813-223-3919 Fax: 813-223-3975

**RECORD DATA PROVIDED BY
 GEOPOINT SURVEYING, INC.**

RECORD DRAWING LEGEND

42.00 PROPOSED/DESIGN ELEVATION
 42.07 DIMENSION LINED THROUGH,
 "RECORD" ELEVATION OR
 DIMENSION WRITTEN IN.

5A-B INDICATES RECORD ELEVATION

INDICATES "RECORD" ELEVATION,
 DIMENSION, SLOPE, et cetera.

10000 INDICATES "RECORD" ITEM NUMBER

**RECORD DRAWINGS
 SURVEYORS CERTIFICATION**

I HEREBY CERTIFY THAT THE RECORD LOCATIONS
 AND ELEVATIONS DEPICTED ON THESE RECORD
 DRAWINGS ARE TRUE AND CORRECT AND WERE
 COLLECTED IN THE FIELD BY THE SURVEYOR
 AND MAPPER OR A REPRESENTATIVE UNDER THE
 DIRECT SUPERVISION OF THE SURVEYOR AND
 MAPPER.

DATE OF LAST FIELD SURVEY: 03/01/2024

JUSTIN O. BRANTLEY, P.S.M.
 FLORIDA CERTIFICATE NO. LS6837

UTILITY INFORMATION

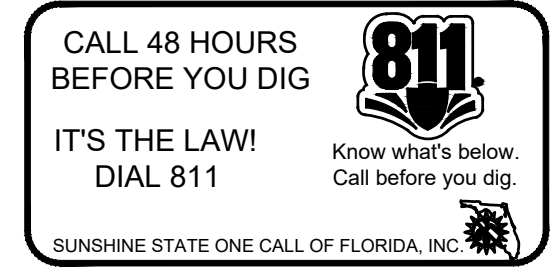
UTILITY	SOURCE	OWNERSHIP
POTABLE WATER	CITY OF VENICE	CITY OF VENICE
WASTEWATER	CITY OF VENICE	CITY OF VENICE

UTILITY CONTACT INFORMATION

CITY OF VENICE UTILITIES DEPT. DAMIEN STILLINGS, PE 3510 LAUREL ROAD E VENICE, FL 33607 941-882-7311	FLORIDA POWER & LIGHT JOEL BRAY CONTACT BY PHONE 386-586-6403
FRONTIER COMMUNICATIONS TONI CANNON 3712 W WALNUT ST TAMPA, FL 33607 813-875-1014	COMCAST LEONARD MAXWELL-NEWBOLD 2601 SW 145TH AVE MIRAMAR, FL 33027 754-221-1254
SARASOTA COUNTY TRAFFIC MARK RICHMOND PO BOX 8 SARASOTA, FL 34230-0008 941-861-0942	TECO-PEOPLES GAS-SARASOTA JOAN DOMNING 8416 PALM RIVER RD TAMPA, FL 33619 813-275-3783

PERMIT / FILE NOS.

CITY OF VENICE PREL. PLAT NO. NO.	21-05PP
SWFWMD ERP/APPLICATION NO.	App No. 823345
WATER DEP	
SEWER DEP	
PARCEL ID NO.(S)	0362-00-1010, 0364-04-0002



DATE	SHEET NO.	BY
03-10-2024	RECORD DATA BY GEOPOINT 35-47-58	JRD
05-18-2023	519,26,29-33,35-56	JRD
03-29-2023	29	RR
12-20-2022	8,11,19,35	DA
06-13-2022	57,58	TJF
05-05-2022	11,12	DA
04-19-2022	27,29,31,35-37,42,43,57,58	DA
04-04-2022	11,50	TJF
03-25-2022	12	DA
11-15-2021	1,5,35,45,46	DA
11-05-2021	1,29,30,33,35,37,42,45	DA
10-22-2021	1,8,18-20,27,29,32,33,35-52,57	DA
05-17-2021	INITIAL SUBMITTAL	JAS

**RUSTIC ROAD NORTH
 PHASES 1 & 2 PHASE 1 SM ONLY**

This item has been digitally signed and sealed by JORDAN A. SCHRADER, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

DATE: 03/19/2024 JORDAN A. SCHRADER, P.E. NO. 74798
 FLORIDA PROFESSIONAL ENGINEER

DATE: 03-19-2024 JOB NO. JEN-RU-008

Elevations based on North American Vertical Datum 1988 (NAVD 88)
 Conversion from NAVD 88 to NGVD 29 = +1.11 Feet

STREET & DRAINAGE	WATER & SANITARY SEWER
DESIGNED BY: FERREIRA	DESIGNED BY: DUNCAN
DRAWN BY: DUNCAN	DRAWN BY: DUNCAN
FILE: CV	SHEET 1 OF 71

GENERAL NOTES:

1. OWNERSHIP AND UNIFIED CONTROL STATEMENT:
THE PROPOSED PROJECT IS OWNED BY JEN TAMPA I, LLC

2. CHARACTER AND INTENDED USE STATEMENT:
THE PROPOSED USE IS A 296 UNIT SINGLE FAMILY RESIDENTIAL SUBDIVISION

3. MAINTENANCE OF COMMON FACILITIES STATEMENT:
- THE OWNER, LOD AND/OR HOA SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE STORMWATER MANAGEMENT SYSTEM AND ROADS. THE CITY OF VENICE WILL MAINTAIN THE STORMWATER MANAGEMENT SYSTEM AND/OR ROADS.
- THE CITY OF VENICE WILL OWN & MAINTAIN THE WATER & SEWER SYSTEM

4. EXISTING LAND USE:
VACANT LAND

5. ZONING (PROPERTY ID):
PUD (0361001001, 0361001002, 0361001003, 0361001004)

6. FLOOD ZONE:
THE SITE APPEARS TO LIE WITHIN FLOOD ZONE "A" AND "X" ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY-PANEL NO.'S 12155C0245F EFFECTIVE DATE NOVEMBER 4, 2016.

7. SITE COVERAGES:
PID: 0361001001, 0361001002, 0361001003, 0361001004

IMPERVIOUS:	35 AC.
PERVIOUS:	17.72 AC.
WETLANDS & OSWIS:	16.37 AC.
TOTAL:	129.13 AC.

8. SETBACKS: REQUIRED (MIN)
SETBACKS: 5'-0"
STREET YARD: 20'-0"
SIDE YARD: 5'-0"
REAR YARD: 10'-0"

9. BUILDING DATA:
MAXIMUM RESIDENTIAL BUILDING HEIGHT SHALL BE THREE (3) STORIES, UP TO 42 FT

10. PARKING CALCULATIONS:
REQUIRED PARKING RATIO: 2 SPACES FOR EVERY RESIDENTIAL UNIT
REQUIRED PARKING SPACES: 592 RESIDENT PARKING (1 DRIVEWAY, 1 GARAGE)
PROVIDED PARKING SPACES: 1184 (2 DRIVEWAY & 2 GARAGE)

11. STORMWATER MANAGEMENT:
THIS DEVELOPMENT PROVIDES A MASTER STORMWATER MANAGEMENT SYSTEM THAT IS CONSISTENT WITH CITY OF VENICE AND SWFWMD REQUIREMENTS.

12. REFUSE AND RECYCLABLES NOTE:
REFUSE AND RECYCLABLES TO BE PICKED UP BY AN AUTHORIZED TRASH HAULER OR TAKEN TO THE CITY OF VENICE RECYCLING FACILITY. ALL REFUSE AND RECYCLABLES TO BE IN ACCORDANCE WITH CITY OF VENICE VEHICLE CODES. REFUSE COLLECTION SHALL BE PROVIDED BY WASTE MANAGEMENT.

13. UTILITY NOTES:
A. FDEP WASTEWATER, FDEP WATER, AND CITY OF VENICE UTILITY PERMITS ARE REQUIRED.
B. WATER DISTRIBUTION CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF VENICE SPECIFICATIONS.
C. SANITARY SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF VENICE SPECIFICATIONS.
D. THE CONTRACTOR SHALL CONTACT "SUNSHINE STATE" ONE CALL, FPL, AND ALL OTHER UTILITY COMPANIES PRIOR TO ANY WORK ON-SITE OR OFF-SITE SO THAT THE EXACT LOCATION OF ALL UTILITIES CAN BE DETERMINED.
E. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO SEPTIC TANKS LOCATED ON THIS SITE.
F. ANY WELLS DISCOVERED DURING EARTH MOVING, EXCAVATION OR CONSTRUCTION MUST BE REPORTED TO THE ENVIRONMENTAL ENGINEERING 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.
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 STANDARD DETAILS.

14. UTILITY PROVIDERS:
CITY OF VENICE UTILITIES DEPT. FLORIDA POWER & LIGHT
3510 LAUREL ROAD E. JOEL BRAY
VENICE, FL 34275 386-586-6403
941-882-7300

FRONTIER COMMUNICATIONS COMCAST
TONI CANNON 2601 SW 145TH AVE
3712 W WALNUT ST MIRIMAR, FL 33027
TAMPA, FL 33607 754-221-1254
813-875-1014

SARASOTA COUNTY TRAFFIC JOAN DOWNING
MARK RICHMOND 8416 PALM RIVER RD
PO BOX 8 TAMPA, FL 33619
SARASOTA, FL 34230-0008 813-275-3783
941-861-0942

15. CITY OF VENICE REQUIRED NOTES:
1. ALL WORK CONDUCTED IN THE CITY OF VENICE RIGHT-OF-WAY (ROW) WILL REQUIRE ISSUANCE OF A RIGHT-OF-WAY USE PERMIT.
2. ALL WORK CONDUCTED IN CITY OF VENICE, SARASOTA COUNTY AND/OR FOOT ROW SHALL REQUIRE A COPY OF THE ISSUED PERMITS.
3. TREE REMOVAL PERMIT MUST BE OBTAINED FROM CITY OF VENICE NATURAL RESOURCES DEPARTMENT.
4. POST DEVELOPMENT RUNOFF DOES NOT EXCEED PRE-DEVELOPMENT RUNOFF VOLUME OR RATE FOR A 24-HOUR, 25-YEAR STORM EVENT.
5. ALL FIRE SERVICE BACKFLOW ASSEMBLY 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.
6. CONSTRUCTION SITE MUST BE POSTED WITH 24-HOUR CONTACTS INFORMATION.
7. ALL UTILITIES WHETHER PUBLIC OR PRIVATE SHALL MEET CITY OF VENICE AND/OR SARASOTA COUNTY STANDARDS.
8. CONTACT PUBLIC WORKS SOLID WASTE DIVISION (941-486-2422) FOR APPROVAL OF DUMPSITE LOCATION AND LAYOUT PRIOR TO CONSTRUCTION.

RUSTIC ROAD NORTH PARCEL PRELIMINARY PLAT LEGAL DESCRIPTION

DESCRIPTION: A parcel of land lying in Section 20, Township 38 South, Range 19 East, Sarasota County, Florida and being more particularly described as follows:

COMMENCE at the Northeast corner of said Section 20, run thence along the North boundary of the Northeast 1/4 of said Section 20, N.86°53'19"W., 363.80 feet to a point on the Centerline of the Sarasota West Coast Watershed right-of-way (Cowan Slough Canal) for a POINT OF BEGINNING; thence along said Centerline of the Sarasota West Coast Watershed right-of-way (Cowan Slough Canal), the following three (3) courses: 1) S.55°53'18"W., 151.49 feet to a point of curvature; 2) Southwesterly, 458.71 feet along the arc of a curve to the left having a radius of 716.78 feet and a central angle of 36°40'00" (chord bearing S.37°33'18"W., 450.92 feet) to a point of tangency; 3) S.19°13'18"W., 2132.79 feet; thence S.89°55'13"W., 47.68 feet; thence N.70°08'25"W., 110.02 feet; thence S.19°13'17"W., 89.44 feet to a point of cusp; thence Northwesterly, 45.53 feet along the arc of a curve to the left having a radius of 30.00 feet and a central angle of 86°57'07" (chord bearing N.24°15'17"W., 41.28 feet) to a point of reverse curvature; thence Northwesterly, 21.80 feet along the arc of a curve to the right having a radius of 230.00 feet and a central angle of 05°25'52" (chord bearing N.65°00'54"W., 21.79 feet); thence S.89°55'13"W., 1174.23 feet to a point on a curve on the Northeastly boundary of the Limited Access Right-of-Way for INTERSTATE HIGHWAY No. 75; thence along said Northeastly boundary of the Limited Access Right-of-Way for INTERSTATE HIGHWAY No. 75, Northwestly, 502.45 feet along the arc of a curve to the right having a radius of 17975.40 feet and a central angle of 01°36'05" (chord bearing N.33°52'00"W., 502.43 feet); thence N.75°14'10"E., 303.36 feet; thence N.33°38'05"W., 293.63 feet; thence N.86°52'51"W., 255.98 feet to a point on a curve; thence along a line lying 75.00 feet Northeastly of and parallel with the aforesaid Northeastly boundary of the Limited Access Right-of-Way for INTERSTATE HIGHWAY No. 75, Northwesterly, 794.26 feet along the arc of a curve to the right having a radius of 16231.54 feet and a central angle of 02°48'13" (chord bearing N.30°40'51"W., 794.18 feet); thence S.86°53'17"E., 76.08 feet; thence N.03°07'06"E., 355.81 feet to a point on the approximate Centerline of an Existing Creek; thence along said approximate Centerline of an Existing Creek, the following nine (9) courses: 1) S.58°29'06"E., 13.77 feet; 2) S.85°20'56"E., 16.86 feet; 3) N.24°00'29"E., 24.84 feet; 4) N.02°14'26"W., 23.12 feet; 5) N.33°37'06"E., 24.04 feet; 6) S.85°35'59"E., 28.42 feet; 7) N.25°13'10"E., 34.71 feet; 8) N.14°43'07"W., 33.21 feet; 9) N.60°57'05"W., 44.57 feet; thence S.86°53'19"E., 491.06 feet; thence N.03°06'41"E., 701.81 feet to a point on the North boundary of the Northeast 1/4 of the aforesaid Section 20; thence along said North boundary of the Northeast 1/4 of Section 20, S.86°53'24"E., 316.84 feet to the North 1/4 corner of said Section 20; thence along the aforesaid North boundary of the Northeast 1/4 of Section 20, S.86°53'19"E., 2320.62 feet to the POINT OF BEGINNING.

Containing 129.092 acres, more or less.

STREET & DRAINAGE CONSTRUCTION NOTES:

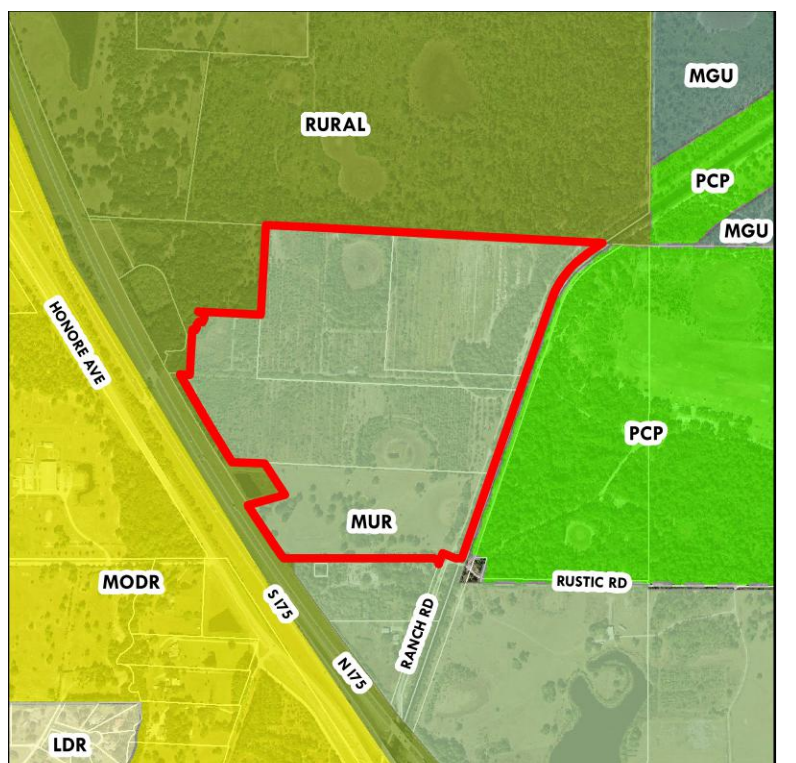
- Prior to construction, the Contractor shall obtain from the Engineer or Owner a copy of all pertinent permits related to this project. It is the Contractor's responsibility to assure that all construction activities are in compliance with the conditions of all permits and approvals. Contractor is also responsible for having its dewatering plan approved by SWFWMD.
- All construction, materials and workmanship are to be in accordance with City of Venice Subdivision Regulations and DOT Specifications, latest editions.
- Grass and mulch, or solid sod, all areas in existing right-of-way disturbed by construction. In the proposed rights-of-way a 2' wide area behind the back of curb to be solid sodded. The remainder of the proposed rights-of-way to be seeded and mowed if the slope is steeper than 6:1.
- In accordance with the Underground Facility Damage Prevention and Safety Act (Chapter 556, F.S.) the Contractor shall call the Sunshine State One Call of Florida (SSCOF) at 1-800-432-4770 forty eight (48) hours in advance of any excavation.
- Prior to curb inlet the Engineer shall lay out the back of the curb in the vicinity of the respective inlet for alignment and grade, and the Contractor shall construct the inlet allowing for an 18" concrete throat between the back of the curb and the face of the inlet. The top of the inlet shall be constructed to an elevation of 3/8" above the top of curb (these dimensions apply to the concrete valley gutter type section only). Any inlets constructed incorrectly by deviating from this sequence of inlet construction shall be the sole responsibility of the Contractor and no additional payment shall be made or allowed for removing and/or correcting the inlet.
- Fill obtained through excavation of streets and detention ponds shall be placed on lots and adjacent land in accordance with the Master Drainage and Grading Plan as directed by the Engineer unless otherwise noted.
- Sod/Seed & Mulch shall be placed in accordance with applicable City/County standards as well as in accordance with standard and specific conditions in the SWFWMD permit, if applicable. At a minimum this shall include sodding of all pond embankments of a slope 5:1 or steeper to the NW line, as well as seeding and mulching of the balance of the pond tracts (including pond berms, excluding the area behind NW), sodding at a minimum of 2" from the back of curb and any project area roadway underdrain has been located on these plans to meet the minimum standards of City of Venice. Prior to curb construction, the Geotechnical Engineer shall review the pre-design borings and, along with their field inspection, make a recommendation regarding additional underdrain requirements.
- Site clearing shall be performed per the approved construction plans and in accordance with the City of Venice Natural Resources regulations. Installation and maintenance of the required barricading and erosion control shall be the responsibility of the site development contractor unless otherwise designated.
- Prior to beginning construction, Contractor shall expose all existing utility inverts to which a tie-in is proposed and have Engineer verify the elevation and adequacy of these inverts.
- All subsurface construction shall comply with the "Trench Safety Act." The Contractor shall ensure that the method of trench protection and construction is in compliance with the Occupational Safety and Health Administration (OSHA) regulations.
- Siltation accumulations greater than the lesser of 12 inches or one-half the depth of the siltation barrier shall be immediately removed and placed in upland areas.
- During land alteration and construction activities, it shall be unlawful to remove vegetation by grubbing or to place soil deposits, debris, solvents, construction material, machinery or other equipment of any kind within the dripline of a tree to remain on the site unless otherwise approved by the City.
- All erosion control installation and installation coordination shall be the responsibility of the Contractor. Clearview Land Design, if contracted by the Owner, will stake the alignment of the proposed erosion control and shall limit its responsibility and coordination at that point. Be advised that the construction approval and maintenance of the erosion control shall be the sole responsibility of the Site Contractor.

POND/LAKE EXCAVATION NOTE:

- No excavation shall extend below the permitted design depths/elevations shown on the drawings, unless additional testing supports otherwise; no lower semi-confining unit clayey soil material and/or no limestone materials shall be excavated, regardless if they are encountered within the permitted depth/elevations. If any lower semi-confining unit clayey soil materials or limestone materials are encountered above the permitted depths/elevations, then excavation operations shall cease in the general location and the engineer of record and the geotechnical engineer shall be notified immediately to address and provide recommendations for further action).
- Whenever clay is encountered during pond excavation, the contractor shall over-excavate by 1 ft of depth and backfill with 1 ft of clean sand.

SOIL REUSE REQUIREMENTS:

- At least the following six (6) types of materials are present on-site that require proper handling/treatment by the Contractor, during the course of site development/construction activities. In accordance with the noted reuse requirements for each type. Although some soil material quality control testing will be randomly and periodically performed by the project Geotechnical Consultant, as required, working for the Owner, it is the Contractor's sole responsibility to reuse onsite soil materials as described and specified below. All discovered or future filling or material reuse work onsite not in accordance or compliance with these notes, or any future adverse impacts or consequences resulting from the Contractor's failure to properly reuse soil materials onsite as specifically described below, will be the Contractor's sole responsibility for remedy and repair at the Contractor's expense. If the Contractor has any questions regarding any of the soil materials onsite, the project Geotechnical Engineer, or any questions associated with the notes below, it is presumed that the Contractor will satisfactorily resolve such questions/concerns prior to site demolition, clearing, grubbing, stripping and excavation operations begin. Please note, local, state and federal rules, laws, and regulations prohibiting soil reuse as described below shall take precedence and shall be followed to the fullest extent.
- Site Demolition Debris (Site demolition debris, not generally considered an environmental/contamination hazard, includes such items as wood pieces, concrete pieces, plastic pipe pieces, certain metal/steel pieces, or similar. If any such debris or other demolition debris is considered an environmental/contamination hazard, it is prohibited by the governing environmental agency, then all such materials shall be hauled off site by the Contractor for proper disposal. In accordance with all applicable governing environmental agency requirements. In no case, shall any such debris materials remain, or be placed by the Contractor, beneath any type of structure, pavement, roadway, house, building, pipeline, slab, etc.) All Site Demolition Debris shall be removed from the site development and disposed of properly in accordance with all applicable governing environmental agency requirements.
 - Clearing and Grubbing Debris (Site clearing and grubbing debris includes all larger organic materials, such as trees, stumps, vegetation, brush, or similar; all such materials must be either "burned" or "mulched" by the Contractor prior to reuse or disposal onsite. If acceptable to the governing environmental agency, then all such "burned" or "mulched" site clearing/grubbing debris, if approved in writing first by the Owner/Geotechnical Consultant/Engineer, could be:
 - placed as "mulch" material surface dressing in future landscape areas, stockpiling of such "mulched" materials (amounts/locations), if acceptable, will be directed by the Owner/Geotechnical Consultant/Landscape Architect/Engineer;
 - placed in temporarily excavated littoral shelf areas in selected stormwater ponds, or in temporarily excavated selected wetland mitigation ponds, in either case not in side banks and not below the permitted design depth of the pond, or such debris could be buried in temporarily excavated passive recreation/park areas (at least 30 feet from any structure) at approved depths/locations, but all these disposal areas will require adequate soil mixing (mix soil with the mulch) and then refilling (with compaction) to required design grades;
 - placed along the bottom of selected floodplain mitigation ponds (not in side banks), not below the permitted excavation depth of the pond, but will require adequate soil cover;
 - In all instances, the minimum pond depth (including floodplain and wetland mitigation areas) shall be no less than required by the Engineer.
 - All organic debris burial areas in stormwater pond areas and floodplain mitigation pond areas will require adequate soil cover of 18 - 24 inches (with compaction) by the Contractor, meaning at least an adequate weight/thickness of soil material overtop the buried organic debris, such that there will be no future floating up of debris; and for all organic debris burial areas in littoral shelf areas, wetland mitigation pond areas, and passive recreation/park areas, adequate soil/mulch mixing (with compaction) will be necessary by the Contractor, such that no significant future unacceptable settlement of a littoral shelf area, created wetland area, or park/grassed area will occur. If any of these procedures are contemplated by the Contractor, then the Contractor shall notify the Owner/Geotechnical Consultant/Engineer in writing, at the start of construction, with some specific information, including the estimated quantity and types of materials, to which stormwater ponds, floodplain mitigation ponds, wetland mitigation ponds, passive recreation/park areas, or landscape berm areas they propose to use for this type of organic debris disposal, and what approximate elevations will be the top and bottom of the organic debris.
 - Topsoil/Site Strippings (Typically generated from upland areas, after demolition/clearing/grubbing/discing operations; stripping of surface organics/topsoils being a requirement over at least all structure, building, concrete slab and pavement areas prior to filling to accommodate development; includes topsoils and organic laden sands; those topsoils/organic sand materials whose presence, or placement by the Contractor, is unacceptable beneath any type of structure, pavement, roadway, house, building, pipeline, slab, etc.)
 - If acceptable to the governing environmental agency, all such topsoils/organic laden sand materials, if approved in writing first by the Owner/Geotechnical Consultant/Engineer, could be:
 - placed as fill in new (larger) landscape/grass common areas or landscape berm areas (with compaction), stockpiling of such "topsoils/organic laden sand materials" (amounts/locations), if acceptable, will be directed by the Owner/Landscape Consultant;
 - placed in temporarily excavated littoral shelf areas in selected stormwater ponds, or in temporarily excavated selected wetland mitigation ponds, or in temporarily excavated passive recreation/park areas (at least 30 feet from any structure) at approved depths/locations, but all these disposal areas will require adequate soil mixing (with compaction) to required design grades;
 - placed along the bottom of selected floodplain mitigation ponds (not in side banks), not below the permitted excavation depth of the pond; however, a 12-inch layer (min.) of sand material overtop the clayey materials will be necessary for turbidity control;
 - All clayey sand/clay disposal areas in littoral shelf areas, wetland mitigation pond areas, passive recreation/park areas, or landscape/berm areas will require adequate soil/mulch mixing (with compaction) to required design grades, including the estimated quantity and types of materials, to which stormwater ponds, floodplain mitigation ponds, wetland mitigation ponds, passive recreation/park areas, or landscape berm areas they propose to use for this type of clayey sand/clay disposal, and what approximate elevations will be the top and bottom of the clayey materials.
 - Structural Sand Fill Materials (Typically generated from pond/lake excavations, cut from higher elevation areas, or from utility pipeline/manhole excavations; such sand materials, with typically 35% fines or less passing the No. 200 sieve, designated either SP-SM, SW or A-4, A-2-4, A-2-6 or A-3, per the Unified and AASHTO Soil Classification Systems, respectively; such sand materials being suitable or acceptable for reuse by the Contractor as building pad fill, structural fill, roadway embankment fill, and pipeline or manhole excavation backfill.)
 - All such sand materials shall be reused onsite by the Contractor, per the Geotechnical reports, as building pad fill, structural fill, roadway embankment fill, and pipeline or manhole excavation backfill; placed by the Contractor in loose lifts not exceeding 12-inches, compacted to at least 95% or 98% modified Proctor (per ASTM D1557 or AASHTO T-99), whichever is applicable depending upon the future use of the filled area (see Geotechnical reports) and to include testing of each lift for acceptance by the Geotechnical Consultant, upon Contractor request, prior to the next fill lift being placed.



NOTE: CONTRACTOR SHALL INSPECT EROSION CONTROL DAILY (INCLUDING BUT NOT LIMITED TO TYPICAL OUTFALLS). CORRECTIVE ACTION SHALL BE TAKEN IMMEDIATELY TO REPAIR OR REPLACE AS NEEDED.

DEWATERING NOTES
CONTRACTORS WILL CONTAIN THE DISCHARGE, AND IMPLEMENT METHODS NECESSARY TO ISOLATE THE DEWATERING AREAS, AND WILL PROVIDE A DEWATERING PLAN TO THE DISTRICT FOR REVIEW

ALL EXISTING WELLS SHALL BE ABANDONED IN ACCORDANCE WITH RULE 40D-3.53(2) F.A.C. UNLESS OTHERWISE NOTED

Owner/Developer:
Jen Tampa I, LLC
c/o Banyan Land & Capital
1316 West Swann Ave.
Tampa, FL 33606
(813) 362-1137
Matt O'Brien
matt.obrien@banyanland.net

Engineer:
Clearview Land Design, P.L.
3010 W. Azeele St., Suite 150
Tampa, Florida 33609
(813) 223-3919
Jordan A. Schrader, P.E.
jordan.schrader@clearviewland.com

Environmental:
Steinbaum and Associates, Inc.
Ecological Consultants
P.O. Box 1544
Saracota, FL 34277
(941) 921-2707
Michele L. Steinbaum, President
michele@steinbaumecological.com

Surveyor:
GeoPoint Surveying, Inc.
213 Hobbs Street
Tampa, FL 33619
(813) 248-8888
David Williams, P.S.M., R.P.L.S.
davidw@geopointsurvey.com

Geotechnical Engineer:
Native Geoscience, Inc.
2014 Edgewater Dr., #246
Orlando, FL 32804
(407) 242-1443
John J. Diehl, P.G.
cdiehj@nativegoe.com

FUTURE LAND USE MAP

PARCEL MAP

ZONING MAP

UTILITY QUANTITIES:			
UTILITY	PHASE 1	PHASE 2	TOTAL
LINEAR FEET OF POTABLE WATER (12")	295 LF	0	295 LF
LINEAR FEET OF POTABLE WATER (8")	7,148 LF	3,022 LF	10,170 LF
LINEAR FEET OF POTABLE WATER (6")	0	525 LF	525 LF
LINEAR FEET OF POTABLE WATER (4")	0	345 LF	345 LF
LINEAR FEET OF POTABLE WATER (2")	0	35 LF	35 LF
LINEAR FEET OF SANITARY SEWER	6,221 LF	3,520 LF	9,741 LF
LINEAR FEET OF FORCE MAIN	1,543 LF	0	1,543 LF
NUMBER OF SANITARY MANHOLES	30	18	48

RECORD DRAWINGS
April 5, 2024
APPROVED

JORDAN A. SCHRADER
LICENSE
No. 74798
STATE OF FLORIDA
PROFESSIONAL ENGINEER

GEOTECHNICAL REPORT:
THESE PLANS REFERENCE THE FOLLOWING REPORT(S), PREPARED BY NATIVE GEOSCIENCE, INC., AVAILABLE UPON REQUEST:
PRELIMINARY SUBSURFACE EXPLORATION AND GEOTECHNICAL ENGINEERING REPORT, RUSTIC RANCH, DATED NOVEMBER 02, 2020

DATE	INITIAL SUBMITTAL	DESCRIPTION	BY
05-17-2021			JAS
		REVISIONS	

Clearview LAND DESIGN, P.L.
Engineering Business Card No.: 08898
3010 W Azeele St., Suite 150, Tampa, Florida 33609
Office: 813-223-3919 Fax: 813-223-3975

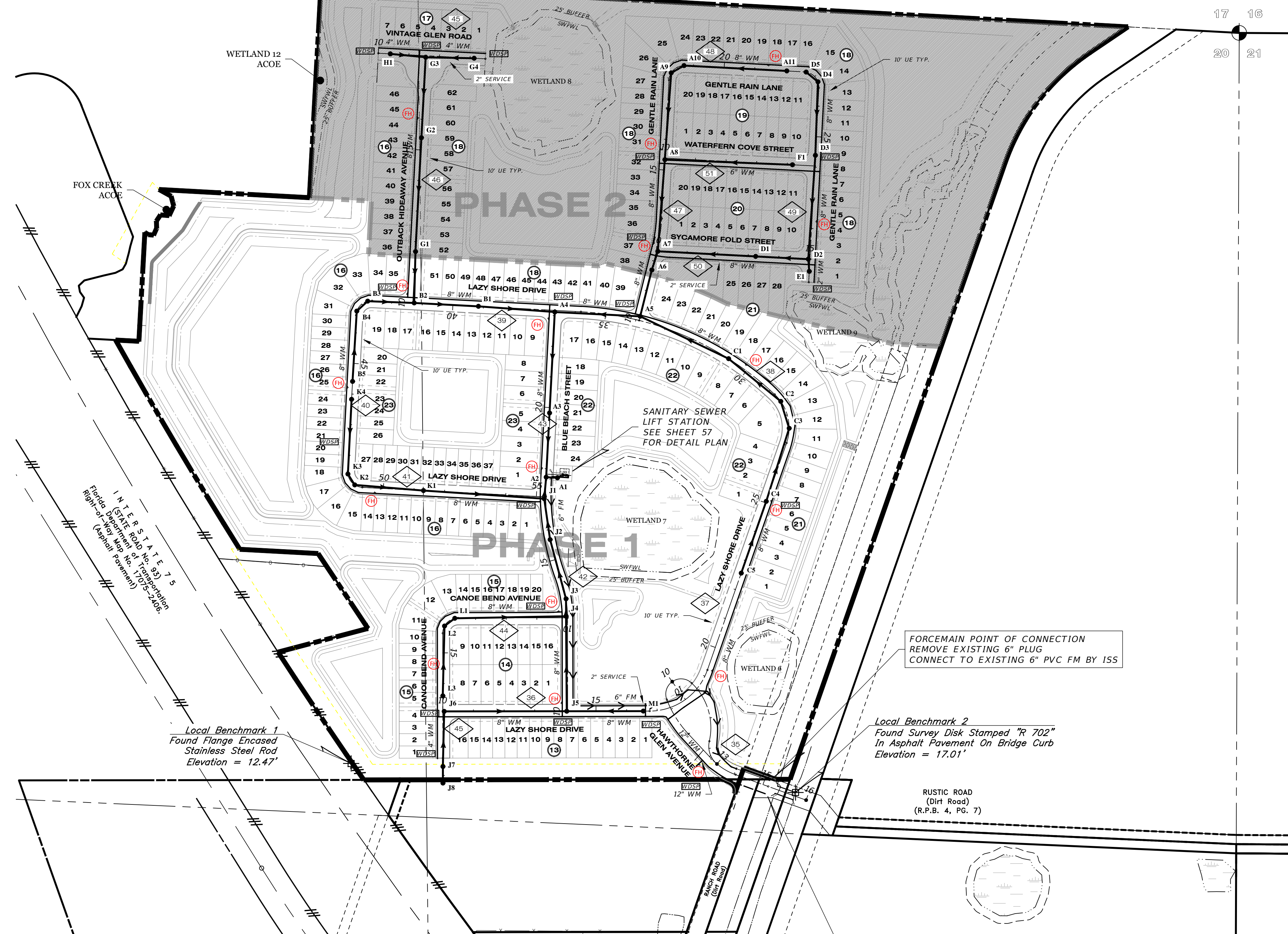
This Item has been digitally signed and sealed by JORDAN A. SCHRADER, P.E. on the date adjacent to the signature. Copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

DATE: 03/19/2024
JORDAN A. SCHRADER, P.E. NO. 74798
FLORIDA PROFESSIONAL ENGINEER

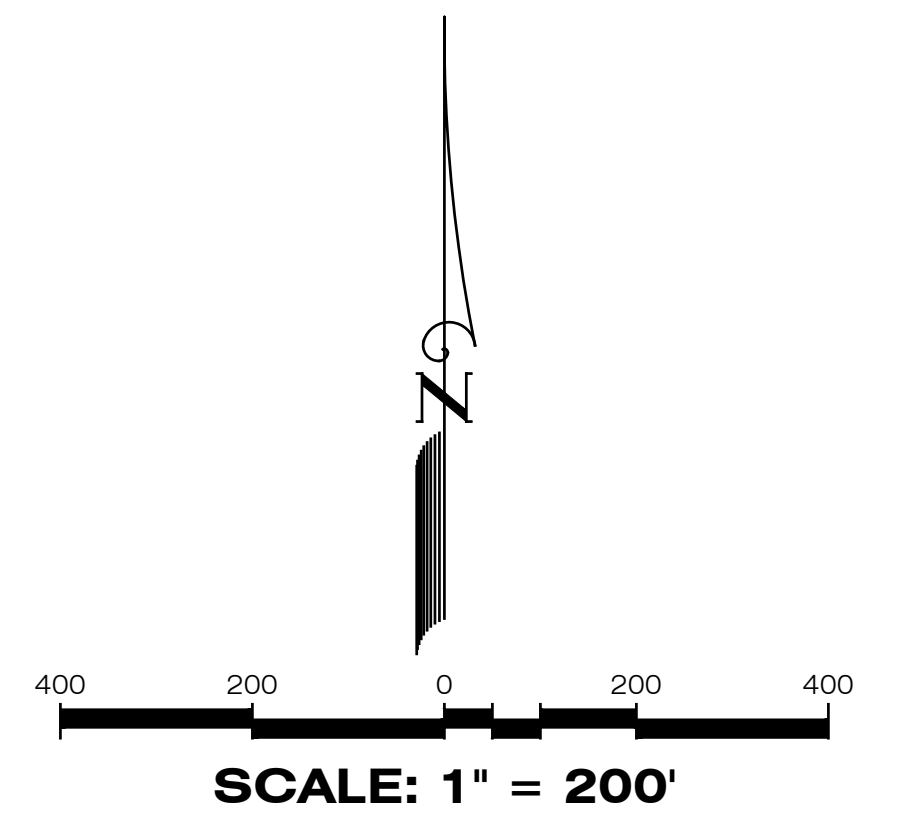
JOB NO.	DESIGN	DRAWN	DATE	FILE
JEN-RU-008	FÉRREIRA	DUNCAN	03-19-2024	GN

GENERAL NOTES
RUSTIC ROAD NORTH
PHASES 1 & 2
PHASE 1 SM ONLY
FOR: JEN TAMPA I, LLC
FOR: C/O BANYAN LAND CAPITAL, LLC
Elevations based on North American Vertical Datum 1988 (NAVD 88)
Conversion from NAVD 88 to NGVD 29 = +1.11 Feet

SHEET 2 OF 71 SHEETS

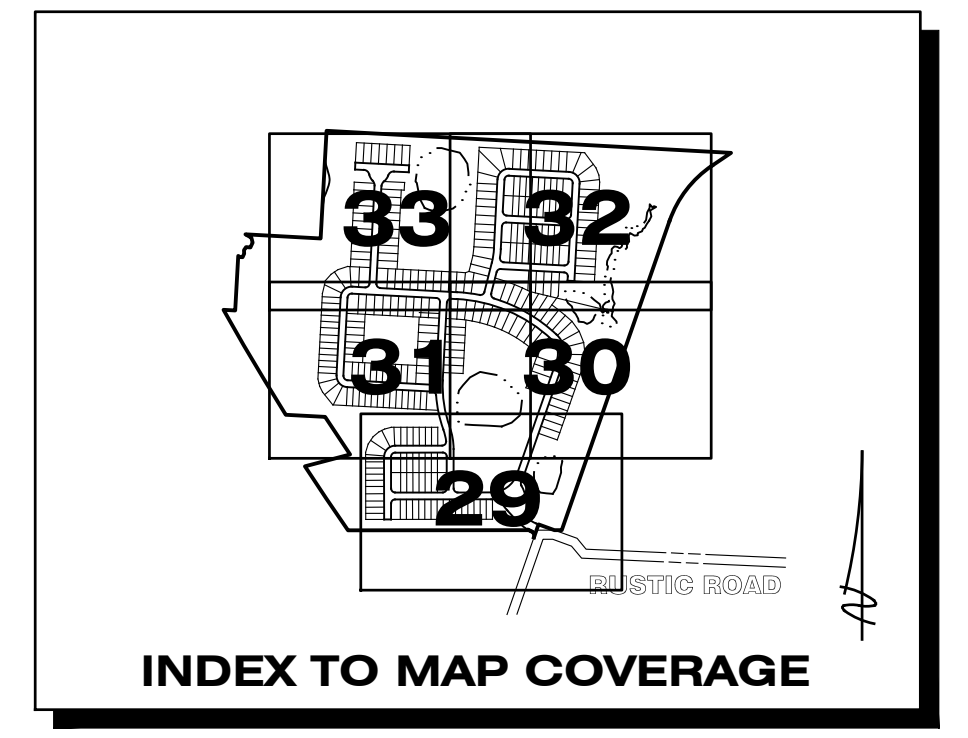


RECORD DRAWINGS
April 5, 2024
APPROVED



LEGEND

EXISTING	PROPOSED	DESCRIPTION
		WATER MAIN (WM)
		FIRE HYDRANT
		VALVE & BOX
		REDUCER
		PLUG
		BLOW-OFF
		BENDS
		VERTICAL BENDS
		DUAL SERVICE (WM) NEAR SIDE
		SINGLE SERVICE (WM) NEAR SIDE 1 LOT
		SINGLE SERVICE (WM) NEAR SIDE 2 LOTS
		* SINGLE SERVICE (WM) FAR SIDE
		* DUAL SERVICE (WM) FAR SIDE
		WATER SERVICE W/VALVE
		WATER DISTRIBUTION SAMPLING POINT
		SANITARY SEWER (SM)
		SINGLE SANITARY SERVICE
		DOUBLE SANITARY SERVICE
		SANITARY FORCE MAIN (FM)
		PLAN & PROFILE SHEET NO. REFERENCE



Local Benchmark 1
 Found Flange Encased
 Stainless Steel Rod
 Elevation = 12.47'

Local Benchmark 2
 Found Survey Disk Stamped "R 702"
 In Asphalt Pavement On Bridge Curb
 Elevation = 17.01'

FORCEMAIN POINT OF CONNECTION
 REMOVE EXISTING 6" PLUG
 CONNECT TO EXISTING 6" PVC FM BY ISS

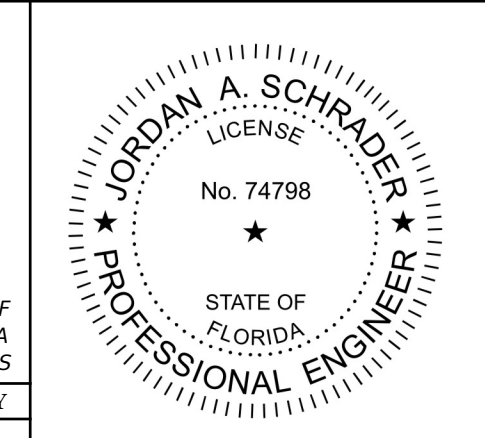
WATER MAIN POINT OF CONNECTION #1
 REMOVE EXISTING 12" PLUG
 CONNECT TO EXISTING 12" PVC WM
 CHLORINE INJECTION POINT
 WDSP BY ISS

REFER TO DRAINAGE KEY MAP
 FOR WETLAND INFORMATION

HIGH-PRESSURE GAS MAIN
 IN CONSTRUCTION AREA

REFER TO SHEET 28 FOR
 WATER & SEWER NOTES

DATE	DESCRIPTION	BY
04-19-2022	4" FM REVISED TO 6" FM	TJF
10-22-2021	ADD MH 18	DA
05-17-2021	INITIAL SUBMITTAL	JAS
	REVISIONS	



Clearview
 LAND DESIGN, P.L.
 Engineering Business C.A. No.: 88858
 3010 W Azeele St., Suite 150, Tampa, Florida 33609
 Office: 813-223-3919 Fax: 813-223-3975

This item has been digitally signed and sealed by
 JORDAN A. SCHRADER, P.E. on the date adjacent to the
 seal. Printed copies of this document are not considered
 signed and sealed and the signature must be verified on any
 electronic copies.

DATE: 03/19/2024
 JORDAN A. SCHRADER, P.E. NO. 74798
 FLORIDA PROFESSIONAL ENGINEER

MASTER WATER & SEWER PLAN	
JOB NO. JEN-RU-008	RUSTIC ROAD NORTH
DESIGN FERREIRA	PHASES 1 & 2
DRAWN DUNCAN	PHASE 1 SM ONLY
DATE 03-19-2024	PREPARED FOR: JEN TAMPA 1, LLC. C/O BANYAN LAND CAPITAL, LLC.
FILE WSKEY	Elevations based on North American Vertical Datum 1988 (NAVD 88) Conversion from NAVD 88 to NGVD 29 = +1.11 Feet
	SHEET 27 OF 71 SHEETS

WATER AND SEWER CONSTRUCTION NOTES:

- 1. Prior to construction, the Contractor shall obtain from the Engineer or Owner a copy of all pertinent permits related to this project. It is the Contractor's responsibility to assure that all construction activities are in compliance with the conditions of all permits and approvals.
2. All construction, materials and workmanship are to be in accordance with City of Venice Standard Details and Sarasota County, General Notes and Testing Requirements Dated January 2018.
3. Grass and mulch, or solid sod, all areas in existing rights-of-way disturbed by construction.
4. In accordance with the Underground Facility Damage Prevention and Safety Act (Chapter 556, F.S.) the Contractor shall call the Sunshine State One Call of Florida (SSCOF) at 811 forty eight (48) hours in advance of any excavation.
5. Contractor shall contact the engineer and/or the owner prior to any construction that may damage trees.
6. Contractor shall verify locations and depths of existing water and sewer lines prior to beginning construction.
7. Contractor shall be responsible for obtaining any and all road crossing and/or utility permits.
8. The field-surveyed or reported locations of all existing underground and above-ground utilities known to exist at the time of plans produced have been depicted hereon, however conflicts between existing and proposed utilities shall be brought to the attention of the Engineer of Record immediately.
9. Adjusting manhole tops to match grade and slope of the finish paving shall be included in the respective contract unit price for manholes, payment of which will constitute full compensation for the construction and completion of the manhole, and no additional payment will be allowed or made for adjusting manhole tops.
10. All Sanitary Sewer Manholes to be constructed in unpaved areas shall have water tight ring and cover.
11. The locations and elevation of all service lines are to be determined in the field by owner and/or contractor prior to construction of same.
12. All sanitary sewer laterals shall be marked with an electronic 4" diameter ball marker compatible with the Water Resources Services Department's electronic locator and left in place after the connection is made to the building.
13. All sanitary sewer gravity main pipe and fittings shall be PVC SDR-26, and shall comply with ASTM D 3034.
14. All 6" sanitary sewer pipe shall be constructed at a 1.0% minimum slope.
15. All 4" sanitary sewer pipe shall be constructed at a 1.2% minimum slope.
16. All water main pressure pipe shall have a minimum 36" cover.
17. All PVC water main pressure pipe shall conform to the requirements found in AWWA C-900, Class 200, DR-18 latest edition at the time of plan approval. All fittings and required appurtenances shall meet the requirements of the Standard Details, General Notes and testing Requirements Dated January 2018.
18. All DIP water main pressure pipe shall be Class 50 and conform to the requirements found in ANSI/AWWA C151/A 21.31.
19. All water main pipe and fittings installed under this project shall be color coded or marked in accordance with subparagraph 62-555.32(21)(b)3, Florida Administrative Codes, using blue as the predominant color.
20. Sanitary sewers, force and reclaimed mains and storm sewers shall cross under water mains. Sanitary sewers, force and reclaimed mains and storm sewers crossing water mains shall be laid to provide a minimum vertical distance of 18 inches between the invert of the upper pipe and the crown of the lower pipe whenever possible.
21. When sanitary sewers, force and reclaimed mains and storm sewers must cross a water main with less than 18 inches vertical distance, the water main shall be constructed of ductile iron pipe (DIP) at the crossing. Sufficient lengths of DIP must be used to provide a minimum separation of 10 feet between any two joints. All joints on the water main within 20 feet of the crossing must be leak free and mechanically restrained. A minimum vertical clearance of 6 inches must be maintained at the crossing.
22. Where there is no alternative to sewer and reclaimed pipes crossing over a water main, the criteria for minimum separation of 18 inches between lines and 10 feet between joints shall be required.
23. All crossings shall be arranged so that the sewer and reclaimed pipes joints and the water main pipe joints are equidistant from the point of crossing (pipes centered on the crossing).
24. Where a new pipe conflicts with an existing pipe, the new pipe shall be constructed of DIP and the crossing shall be arranged to meet the requirements above.
25. A minimum 10-foot horizontal separation shall be maintained between any type of sewer and water main parallel installations whenever possible. A minimum 5-foot horizontal separation shall be maintained between reclaimed water mains and water mains in parallel installation whenever possible.
26. In cases where it is not possible to maintain a 10-foot horizontal separation between any type of parallel sewer and water main, the water main shall be laid in a separate trench or on an undisturbed earth shelf located on one side of the sewer or force main at such an elevation that the bottom of the water main is at least 18 inches above the top of the sewer.
27. Where it is not possible to maintain a vertical distance of 18 inches or a horizontal distance of 10 feet in parallel installations, the water main shall be constructed of DIP and the sewer or the force main shall be constructed of DIP (if available in the size proposed) with a minimum vertical distance of 6 inches. The water main should always be above the sewer. Joints on the water main shall be located as far apart as possible from joints on the sewer or force main (staggered joints).
28. All DIP shall be class 50 or higher. Adequate protective measures against corrosion shall be used.
29. Water main shall be located 5' off right-of-way line unless otherwise noted.
30. All PVC force main pressure pipe sizes 4" - 12" shall be AWWA C900 DR 18 PVC;

- sizes 16" and greater shall be AWWA C905 SDR 18 PVC.
31. Force main shall be located 5' off right-of-way line unless otherwise noted.
32. Force main depth of cover shall not be less than 48".
33. Bends shall be installed in force main and/or water main to avoid unforeseen conflicts in existing or proposed structures.
34. The joint deflection method shall be used where practical in lieu of installing bends.
35. Fire hydrant, gate valve and blow-off valve assemblies shall consist of all pipe, valves, tees, fittings, and any and all other appurtenances comprising a complete, working unit.
36. The location of new fire hydrants shall be identified with a blue reflective pavement marker installed on the roadway. The reflective marker shall be located perpendicular to the hydrant, in the center of the lane closest to the hydrant.
37. The Engineer of Record and/or Contractor shall be responsible for the flow testing and color coding of all newly installed fire hydrants in the existing or proposed City of Venice right-of-way and utility easements that are to be dedicated to City of Venice prior to the final inspection of the project. The Engineer of Record and/or Contractor shall refer to NFPA Standard 291 for flow testing and color coding methods and procedures.
38. On both water and sewer taps, contractor to provide and install tapping sleeve and valve and all appurtenances for City of Venice or Sarasota County.
39. All valve box assemblies located within roadways or parking areas shall be protected from truck traffic by use of 6" thick reinforced concrete pads poured around valve boxes (see detail).

TRENCH NOTES

- 1. Where water, reuse and/or sewer mains cross with less than eighteen inches (18") vertical clearance, one of the following methods of protection shall be utilized:
A. Should a conflict arise with an existing sewer or reuse main the proposed water main shall be minimum of twenty feet (20') of AWWA C-900 DR-14 PVC or CL-51 D.I.P. centered on the point of crossing.
B. Where a conflict arises with an existing water or reuse main, the proposed sewer main shall be a minimum of twenty feet (20') of AWWA C-900 DR-14 PVC, centered on the point of crossing.
C. Where a conflict arises with proposed water, reuse and/or sewer mains, the water and reuse main shall be a minimum of twenty feet (20') of AWWA C-900, DR-14 PVC, or CL-51 D.I.P., while the sewer main shall be a minimum of twenty feet (20') of AWWA C-900 DR-14 PVC, centered on the point of crossing.
2. When a water main parallels a wastewater line, a horizontal separation of at least ten feet (10') from outside edge to outside edge, should be maintained. When separated by less than 10 feet (10') horizontally the water main shall be AWWA C-900 DR-14 PVC, or Class 51 D.I.P. and sewer lines shall be AWWA C-900 DR-14 PVC. Joints shall be staggered to maximize joint separation.
3. When a water main or wastewater line parallels a reuse main, a horizontal separation of at least five feet (5') center of pipe to center of pipe, should be maintained. In no case shall the horizontal separation be less than three feet (3') from outside edge of pipe to outside edge of pipe.
4. Trench shall be braced or shored in accordance with the "Florida Trench & Safety Act".
5. Width of trench bottom shall be outside diameter of pipe plus twelve inches (12") each side, maximum.
6. Contractor shall place metallic burial identification tape directly above water main in conformance with County Code.
7. All well point holes shall be filled with coarse sand or other satisfactory granular material at time well points are pulled.
8. Discharge from de-watering operation shall be disposed of in such a manner that I shall not interfere with the normal drainage of the area in which the work is being performed, create a public nuisance or form ponding. The operation shall not cause injury to any portion of the work completed, or in progress, or to the surface of streets, or to private property.
9. The proposed de-watering method(s) and schedule shall be coordinated with the utility and/or the Engineer of Record and other necessary regulatory agencies prior to construction, additionally, where private property shall be involved, advance permission shall be obtained by the contractor and/or developer.
10. The contractor shall provide soil compaction testing in accordance with the project specification. If the specification does not address compaction tests, they shall be done in accordance with the City of Venice uniform water and wastewater system and the reuse code, latest edition. All soil compaction test results shall be submitted to the Engineer or Record.
11. All subsurface construction shall comply with the "Trench Safety Act." The Contractor shall ensure that the method of trench protection and construction is in compliance with the Occupational Safety and Health Administration (OSHA) regulations.

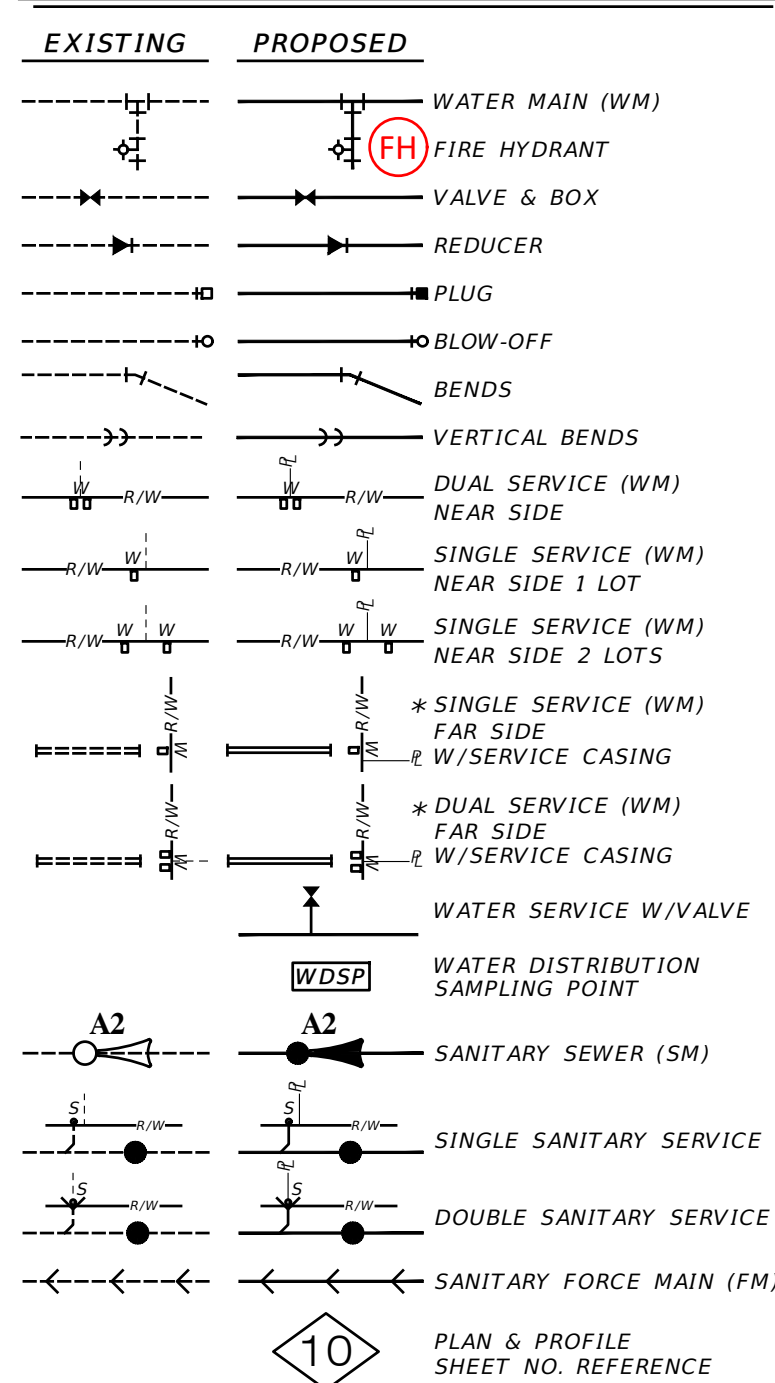
LEGEND

PRIVATE SLEEVING LEGEND

- 27" DENOTES SLEEVE SIZE TYPE
DENOTES SLEEVE LOCATION
IRRIGATION LIGHTING
TELECOMMUNICATION
GATE SYSTEM
ADDITIONAL SLEEVE

PRIVATE SLEEVING NOTES

- 1. ALL SLEEVING TO BE SCHEDULE 40 PVC.
2. THE TOP OF ANY SLEEVE SHALL BE BETWEEN 24" AND 42" BELOW THE BACK OF CURB.
3. WHERE SEVERAL SLEEVES ARE REQUIRED, MAINTAIN 6" HORIZONTAL SEPARATION BETWEEN EACH SLEEVE. DO NOT STACK ONE ON TOP OF ANOTHER.
4. ALL SLEEVES SHALL BE 2" DIAMETER MINIMUM UNLESS OTHERWISE NOTED.
5. LOCATE ALL SLEEVES WITH PVC ELBOWS ABOVE GRADE. WHEN THERE ARE MULTIPLE SLEEVES ONLY (1) 2" SLEEVE NEEDS TO BE ELBOWED. STAKE WITH A 2x4 AND MARK WITH PAINT.
6. CURBS AT AREA OF CROSSING TO BE MARKED USING CONCRETE SAW TO CREATE A TRIANGLE PATTERN ON THE TOP OF CURB.
7. ALL SLEEVES SHALL EXTEND 24" MINIMUM BEYOND ALL CURBS OR WALKS.
8. ADDITIONAL SLEEVING MAY BE REQUIRED FOR ADDITIONAL UTILITIES. SITE CONTRACTOR TO COORDINATE ADDITIONAL SLEEVING ONSITE.
9. THE END OF ALL SLEEVES SHALL BE SEALED WITH DUCT TAPE.
10. FIELD LOCATE SLEEVES TO ENSURE THEY DO NOT LINE UP WITH SIDEWALKS OR OTHER PROPOSED HARDCAPE ELEMENTS. NOR IMPEDE OR CAUSE CONFLICT WITH ANY ACCESSWAY, VEHICULAR OR PEDESTRIAN CIRCULATION OR UTILITY SERVICE.



Water Distribution General Notes

The following notes are intended as a supplement to the project specifications and are not intended to supersede the project specifications. It is assumed the irrigation mains are or will convey reuse waters.

- 1. The Contractor shall investigate and verify before starting work. He shall be liable for any expense resulting from damage to same. Any conflicts with existing utilities shall be brought to the attention of the engineer as soon as possible.
2. It shall be the responsibility of the contractor to notify the county, utility companies and the engineer 48 hours prior to any work at site. Water main tie-- in requiring water service to be shut off shall be made when required by the City of Venice.
3. Water main installation shall be constructed with a minimum of 3 feet of cover below proposed grade or to the elevations and depths as indicated on the plans within 0.25 ft. Cost to relay main, if necessary, shall be borne by the contractor.
4. All disturbed areas in existing lawns shall be replaced with sod equal to or better than existing and of the same type. Swale slopes and bottom shall be graded to eliminate erosion. Restoration due to erosion occurring prior to sod rooting, shall be the responsibility of the contractor. The contractor shall water as necessary all sodded areas until grass roots.
5. Due to the proximity of existing drainage structures, roadway pavement, golf cart paths, curbs, culverts, residential structures, mailboxes, etc. to the contractor shall use excavating methods which shall prevent any damage to same unless removal is required. The cost of any damage and the replacement of all private property damaged by the contractor's operations shall be borne by the contractor.
6. All existing salvageable pipe fittings, etc. shall remain the property of the owner and be stored on site at the direction of the engineer.
7. All PVC water mains shall be blue in color. Color-coded plastic-coated metal tape 3" wide with the word "water main" shall be placed 18 inches below finished ground and above DIP and insulated wire. Also attach a color-- coded continuous number 12 PVC coated wire on top of the pipe and as indicated on the details for valves, hydrants, blowoffs, etc. The cost for color tape and copper tracing wire shall be included in the water main unit prices.
8. The contractor shall coordinate holding of poles with utility companies in advance so unnecessary delays of project shall not be incurred. The cost for the holding of the power poles shall be included in the water main unit cost items contained in the proposal.
9. All Contractor shall meet the minimum requirements of City of Venice Ordinance #99-058 and #99-063 (uniform water, wastewater & reuse system code), latest revision, and exceed the requirements of that ordinance where indicated on these construction drawings or in the project specifications.
10. Unless otherwise noted proposed water mains shall be adjusted to go over storm crossings wherever possible. Modifications to material and separation may be made to increase cover as approved by the EOR.
11. Restoration of all existing roadways to City of Venice standards and the replacement of existing culverts and driveways etc., shall be included in the unit bid price of the water main items.
12. Connections to existing water lines will not be permitted until all new water lines have successfully completed all pressure and bacteriological testing.
13. The contractor shall notify City of Venice utilities department or the private utility regarding the disposition of any fittings, etc., that are to be removed.
14. The contractor shall provide and utilize a metered jumper assembly between the existing potable water source piping and the new water main in order to provide backflow prevention while filling and flushing the new water main. Final tie--in shall be completed only after the new system has been flushed clean, pressure tested, disinfected, bacteriologically cleared, certified complete by the engineer, and a release is obtained from the health department. Engineer's representative to be present at final tie--in. The length of pipe required for final tie--in shall be limited to less than 20 feet. All work shall be completed in accordance with health department and local government rules and regulations.

Service Details

- 1. All meter boxes have been calculated for location and shall be staked accordingly in the field. Boxes found not constructed to the proposed location shall be removed and relocated by the contractor at no additional charge. Those boxes shown in clusters shall be placed in a neat row and against each other.
2. All existing and proposed valve boxes shall be adjusted to finished grades as established in the field. No additional compensation shall be made by the owner.
3. Fire hydrants shall be constructed with "ground line" set to finished grades as established in the field. Normal bury is 3 feet of cover for water lines. If extensions are required, the cost shall be included in the price bid.
4. Air release taps shall be installed in water mains at high points where required. These locations shall be located on the record drawings. No air releases shall be located on water services. Air Release Valves shall be minimized throughout the water system.
5. 2 inches or smaller diameter services shall include the service saddle, corporation stop, variable length P.E. 3406 -- A.S.T.M. 2737 copper tube size service pipe, curb stop and meter box of the size for meter indicated.
6. Vertical clearance between water and storm/reuse/wastewater lines shall be 18 inches minimum.
7. A "V" or "Y" shall be stamped into curb where water service or water valve is located in accordance with county code. A measurement from edge of curb taken by the contractor, shall be shown on the record plans for reference in locating the service or the valve.

As-Builts

- 1. The contractor shall locate valves, services, hydrants, air release valves, etc. By using a two (2) point swing measurement from permanent physical features that can readily be found on the drawing and in the field. These measurements shall be submitted to the engineer prior to finalizing the drawings. Once acceptable to the engineer the contractor/surveyor will provide 9 sets of signed and sealed final drawings for permanent recording.
2. The contractor shall furnish "as--built" top of pipe elevations of all water mains every 100', all fittings and all changes in grade.
3. Record drawings, if prepared by the contractor or contractors surveyor. Draft copies of the record drawings shall be submitted to the engineer prior to finalizing the drawings. Once acceptable to the engineer, the contractor/surveyor will provide 9 sets of signed and sealed finalized drawings within 7 days of bacteriological clearance testing for submittal to the county. Once the drawings are approved by the county, contractor/surveyor is responsible to provide the engineer of record one set of Mylars and a digital copy of record drawings in AutoCAD 14 format. Record information shall be on unique layer(s), using text shape file that comes with standard AutoCAD. As-builts shall include a GIS submittal per COV standards.

Joint Restraining

- 1. The contractor shall provide all joint restraining as required. See restrained joint tables.
2. Design criteria: 150 p.s.i. test pressure times 2 safety factor (300 p.s.i.) for water hammer with assumed soil bearing capacity of 1000 lbs. Per square foot.
3. Completely coat exposed tie--bars or other uncoated steel after installation with two coats of porter tassel max--built 7000 @ 8 mils d.i.f.. each (coat) used in accordance with manufacturer's recommendations.

Wastewater Collection General Notes

- The following notes are intended as a supplement to the project specifications and are not intended to supersede the specifications.
1. Elevations shown on the plans for flowlines of proposed wastewater mains shall be adhered to. In most cases the design grades are critical, and adjustments caused by misalignment or improper grades are impractical. Cost to relay main, if necessary, shall be borne by the contractor.
2. The contractor shall investigate and verify or have verified the location of existing utilities and any other subsurface facilities before starting work. He shall be liable for any expense resulting from damage to same. Any conflicts with existing utilities shall be brought to the attention of the engineer as soon as possible.
3. It shall be the responsibility of the contractor to notify the county, utility companies and the engineer 48 hours prior to any work at site and 48 hours prior to any testing. Please note that all scheduling for any inspections, testing, start of construction etc. shall be coordinated with Veronica Fori, vfori@cityofvenice.com and 941-861-6625.
4. The contractor shall coordinate holding of poles with utility companies in advance so unnecessary delays of project shall not be incurred. The cost for the holding of the power poles shall be included in the wastewater main unit cost items contained in the proposal.
5. All disturbed areas in existing lawns shall be replaced with sod equal to or better than existing and of the same type. Swale slopes and bottoms shall be graded to eliminate erosion. Restoration due to erosion occurring prior to sod rooting, shall be the responsibility of the contractor. The contractor shall water as necessary all sodded areas until grass roots.
6. Due to the proximity of existing drainage structures, roadway pavement, golf cart paths, curbs, culverts, residential structures, mailboxes, etc. the contractor shall use excavating methods which shall prevent any damage to same unless removal is required. The cost of any damage and the replacement of all private property damaged by the contractor's operations shall be borne by the contractor.
7. For painting and surface finishing requirements, refer to appropriate division of the project specifications.
8. Pipe and fittings for P.V.C., gravity pipe shall meet the requirements of A.S.T.M. specification D-3034 (SDR 26).
9. Force mains shall be restrained joint in accordance with the water main details unless otherwise specified.
10. All PVC force mains shall be green in color. Color-coded plastic-coated metal tape 3" wide with the word "force main" shall be placed 18 inches below finished ground and above force main. Also attach a color-coded continuous number 12 insulated wire on top of the pipe and as indicated on the details for valves, hydrants, blow offs, etc. The cost for color tape and copper tracing wire shall be included in the force main unit prices.

Sewer Testing

- 1. Testing shall be in conformance with the City of Venice "Standard Details, General Notes, and Testing Requirements" Manual, or the specifications, whichever is stricter.
2. The contractor shall include in his cost for the various items contained in the bid schedule, the additional costs involved with limping the newly laid sewer pipe, exfiltration or infiltration testing and pipe deflection tests, all as outlined in the Sarasota county "uniform water, wastewater and reuse systems code". Please note lamping of sewer lines is not allowed.
3. The contractor shall have the new sewer system TV. Inspected as per the City of Venice "Standard Details, General Notes, and Testing Requirements" Manual.

As-Builts

- 1. The contractor shall locate manholes, services, etc. By using a two (2) point swing measurement from permanent physical features that can readily be found on the drawing and in the field. These measurements shall be shown on the as-built drawing by the contractor.
2. The contractor shall furnish "as-built" stationing of sewer wyes using each downstream manhole as sta. 0+00.00.
3. Top of pipe elevations for all force mains are required at a maximum interval of every 100' and every fitting or change in grade.
4. Record drawings, if prepared by the contractor or contractors surveyor. Draft copies of the record drawings shall be submitted to the engineer prior to finalizing the drawings. Once acceptable to the engineer the contractor/surveyor will provide 9 sets of signed and sealed finalized drawings for submittal to the county. Once approved by the county, contractor/surveyor is responsible to provide the engineer of record one set of Mylars and a digital copy of record drawings in AutoCAD 14 format. Record information shall be on unique layer(s), using text shape file that comes with standard AutoCAD.

Sanitary Manhole Notes

- 1. Lift holes through precast structures are not permitted. All openings shall be sealed and waterproofed as specified and directed by the engineer.
2. Manholes shall comply with ASTM, specification C-478. Latest revision, "precast reinforced concrete manhole sections", except as exceeded by the details and specifications.
3. Cement shall be Type II.
4. Concrete shall be 4000 PSI. 6 28-day minimum strength, unless otherwise noted.
5. Mortar shall be 2 parts clean sand and one (1) part cement with no more than 1/2 part hydrated lime.
6. Mortar joints shall be full and struck flush.
7. Drop construction shall be provided for a wastewater pipe entering a manhole at an elevation of twenty-four inches (24") or more above the discharge channel flow line.
8. No steps shall be used.
9. Provide six (6) inch minimum base slab lip as shown in detail. For manhole depths greater than 12", contractor shall submit buoyancy calculations. Based on the calculations, additional concrete ballast or a base slab lip in excess of 6" may be required.
10. Having the rubber gasket seal integrally poured into manhole sections at a non--plan position shall be cause for that section to be rejected. It is important for manufacturers of precast manholes to be informed by the contractor of the rejection possibility.
11. Manhole ring and cover shall be as specified.
12. Manhole rings and covers shall be adjusted to conform with finished surfaces including slope if any (using beveled adjustment rings). All adjustments shall be included in the price bid. No additional compensation shall be made by the owner. Manholes in grassed areas shall be set 0.1' above finished ground.

Clean-Out Notes

- 1. Cleanouts are required on all services.
2. Clean-outs shall be adjusted to conform with finished surfaces. All adjustments shall be included in the price bid. No additional compensation shall be made by the owner.

Sanitary Sewer Service Notes

- 1. A "S", "V" or "M" shall be stamped in curb where sewer service, valve or manhole is in accordance with the County Code. A measurement from the edge of curb, taken by the contractor, shall be shown on the "as built" plans for reference in location service, valve, or manhole.
2. On uncurbed streets, the location for each installed service valve or manhole shall be marked by using and aluminum disc laded sewer as supplied by national band and tag Co. The horizontal distance to the service, valve or manhole is to be engraved on the tag and the tag shall be mounted in the pavement, within 6" from the edge.
3. Metallic identification tape shall extend from the wye connection to the end of the service and terminate twelve inches (12") above ground at the location stake. In addition, the contractor shall bury a two-foot, (2') foot long #3 rebar at the end of the service parallel to the surface for electronic location purposes. Cost of tape and rebar to be included in the cost for service pipe installation.
4. Where service wye connection exceeds either fee in dept, the wye and service pipe shall be encased in concrete. When the service pipe grad is 10% or greater, the encasement shall extend from the wye to a point where the service pipe grade is less than 10% as shown. Concrete shall be 3000 PSI at 28 days, minimum 6" thick.
5. Where a house or other connection terminates, the contractor shall provide and install 2' x 4' stake with a minimum of four (4) feet above ground and two (2) feet below ground. The top twelve inches (12") are to be painted green.

Notes:

- 1. Trench Width shall be approximately equal to the pipe dia. + 2 feet or as per AWWA and the manufacturer's recommendations.
2. Provide sheeting and shoring as necessary in accordance with OSHA standards.
3. Backfill materials shall be approved by the engineer where the pipe is undercut.
4. Water, sewer, and reuse mains to be installed with a minimum 36 inches of cover.
5. For County R/W, refer to land development regulations for roadway replacement, pavement overlay and density requirements.
6. For state R/W, refer to F.D.O.T regulations for roadway replacement, pavement overlay and density requirements.

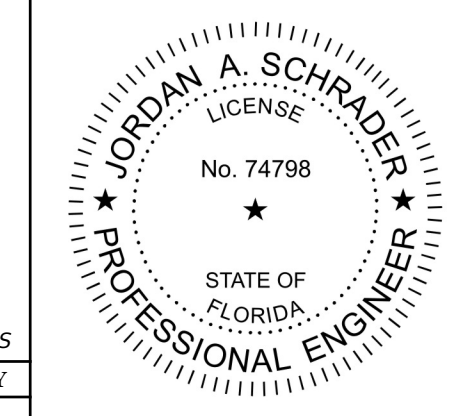
Sanitary Service General Notes

- 1. Location of clean-out to be marked at curb or edge of asphalt with brass disc with number of feet. Refer to the general section 6.15.1 for specification on disc in uniform water, wastewater and reuse system code.
2. The wastewater service lateral shall not be deeper than 5 feet from finished (final) grade, top back of curb, or edge of pavement.
3. Wastewater service lateral cleanouts shall have a poured in place concrete pad. See detail S-4

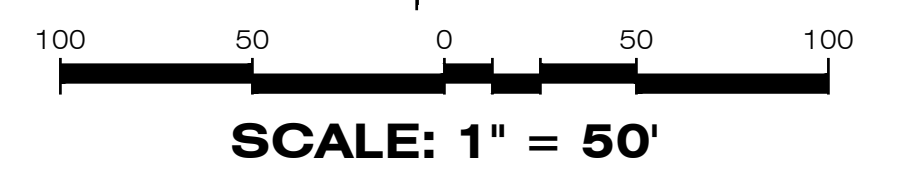
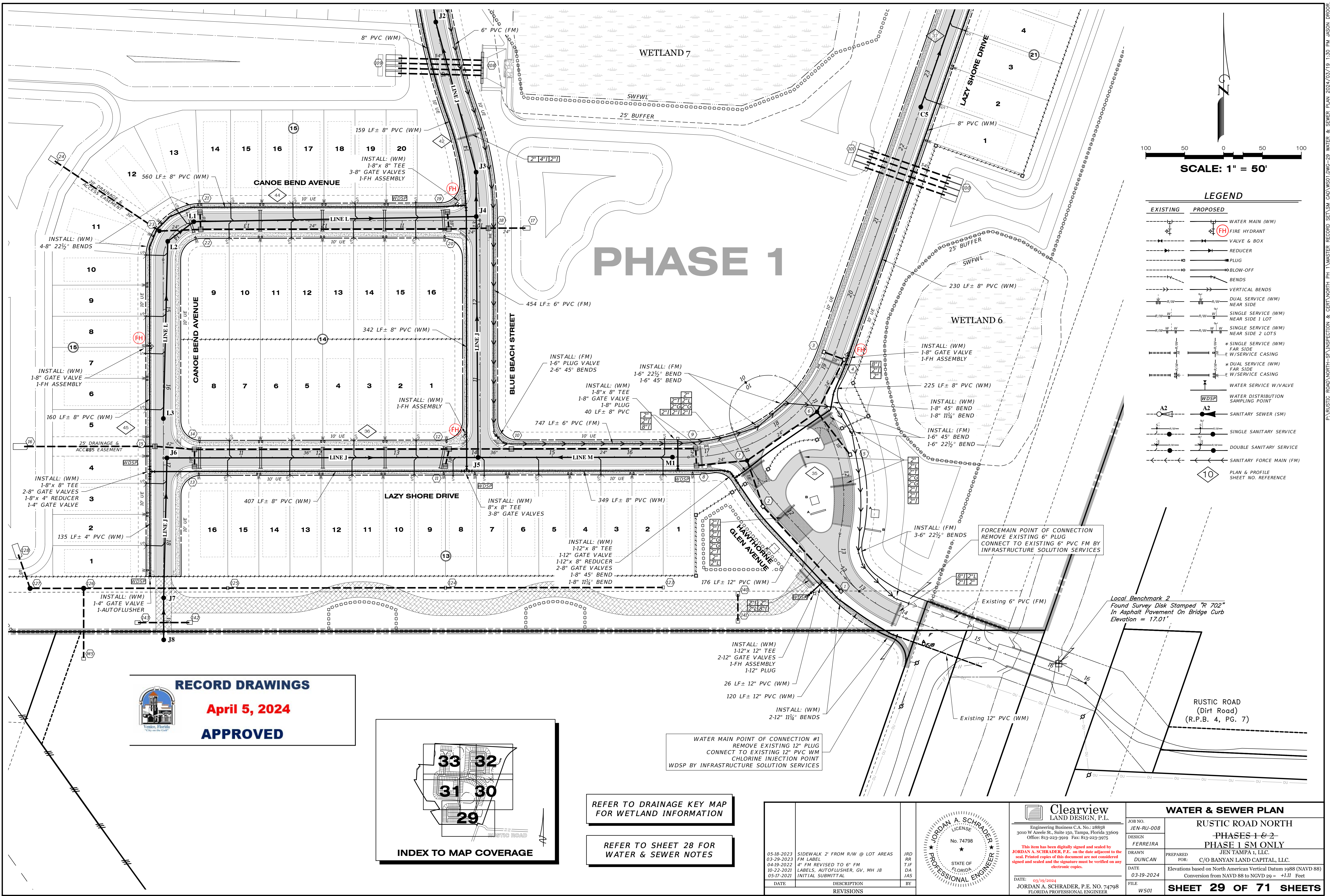
RECORD DRAWINGS
April 5, 2024
APPROVED

Clearview LAND DESIGN, P.L.
Engineering Business CA. No.: 288958
3010 W Azelele St., Suite 150, Tampa, Florida 33609
Office: 813-223-3919 Fax: 813-223-3975
This item has been digitally signed and sealed by JORDAN A. SCHRADER, P.E. on the date adjacent to the 'As-Built' stamps on this document and is not considered signed and sealed and the signature must be verified on any electronic copies.
DATE: 03/19/2024
JORDAN A. SCHRADER, P.E. NO. 74798
FLORIDA PROFESSIONAL ENGINEER
WATER & SEWER NOTES
RUSTIC ROAD NORTH
PHASES 1 & 2
PHASE 1 SM ONLY
JOB NO. JEN-RU-008
DESIGN FERREIRA
DRAWN DUNCAN
DATE 03-19-2024
FILE WSNOTES
PREPARED FOR: C/O BANYAN LAND CAPITAL, LLC.
Elevations based on North American Vertical Datum 1988 (NAVD 88)
Conversion from NAVD 88 to NGVD 29 = +1.11 Feet
SHEET 28 OF 71 SHEETS

Table with columns: DATE, INITIAL, SUBMITTAL, DESCRIPTION, REVISIONS, JAS, BY



P:\RUSTIC ROAD NORTH--SE-INSPECTION & CERT\NORTH PH 1\WASTER RECORD SET\ISA CAD\WNOTESL28-WATER & SEWER NOTES 2024\03\19 1:30 P.M. JASON BROOK

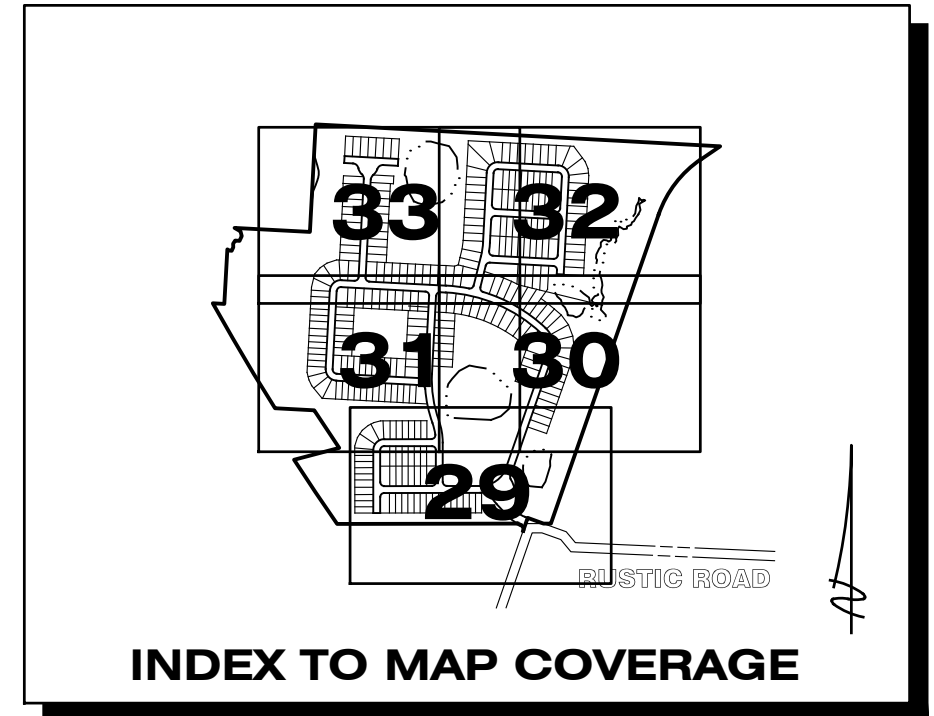


LEGEND

EXISTING	PROPOSED	DESCRIPTION
		WATER MAIN (WM)
		FIRE HYDRANT
		VALVE & BOX
		REDUCER
		PLUG
		BLOW-OFF
		BENDS
		VERTICAL BENDS
		DUAL SERVICE (WM) NEAR SIDE
		SINGLE SERVICE (WM) NEAR SIDE 1 LOT
		SINGLE SERVICE (WM) NEAR SIDE 2 LOTS
		* SINGLE SERVICE (WM) FAR SIDE
		* DUAL SERVICE (WM) FAR SIDE
		* DUAL SERVICE (WM) FAR SIDE
		WATER SERVICE W/VALVE
		WATER DISTRIBUTION SAMPLING POINT
		SANITARY SEWER (SM)
		SINGLE SANITARY SERVICE
		DOUBLE SANITARY SERVICE
		SANITARY FORCE MAIN (FM)
		PLAN & PROFILE SHEET NO. REFERENCE

PHASE 1

RECORD DRAWINGS
April 5, 2024
APPROVED



REFER TO DRAINAGE KEY MAP FOR WETLAND INFORMATION

REFER TO SHEET 28 FOR WATER & SEWER NOTES

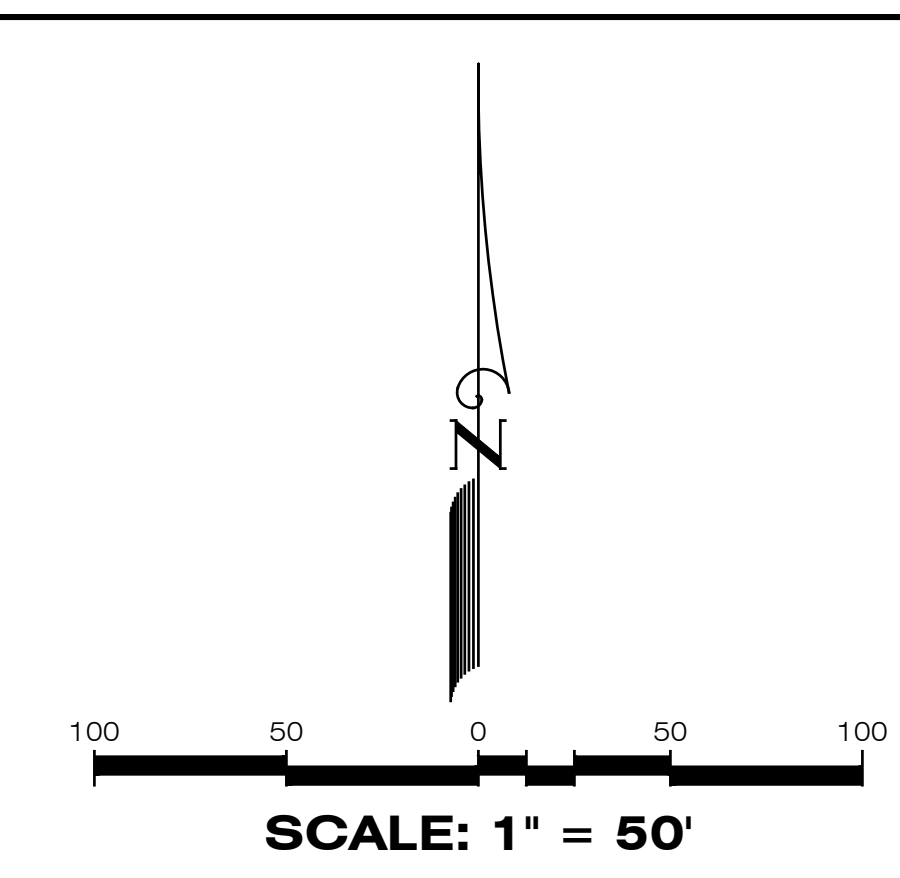
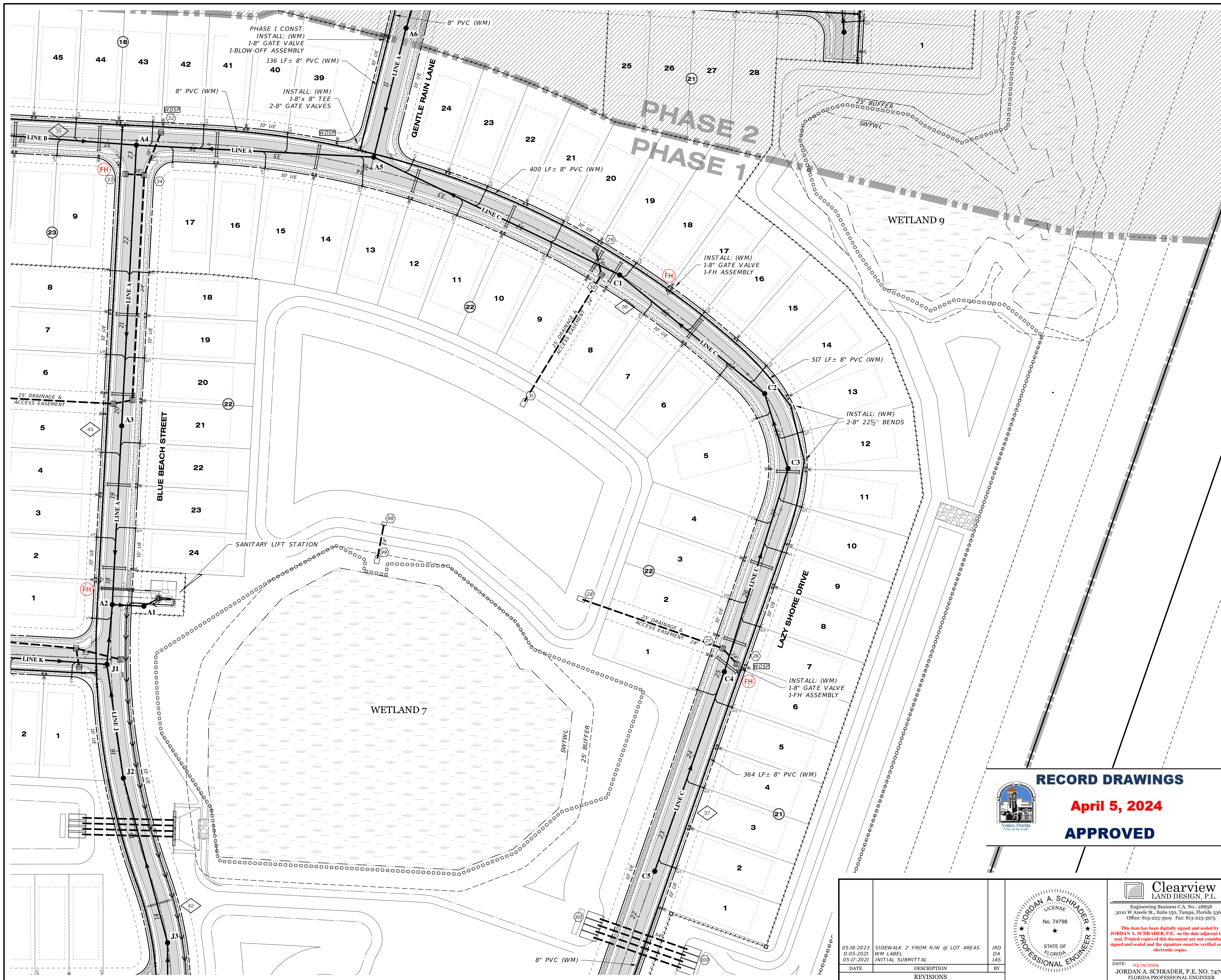
WATER MAIN POINT OF CONNECTION #1
 REMOVE EXISTING 12\"/>

FORCEMAIN POINT OF CONNECTION
 REMOVE EXISTING 6\"/>

Local Benchmark 2
 Found Survey Disk Stamped "R 702"
 In Asphalt Pavement On Bridge Curb
 Elevation = 17.01'

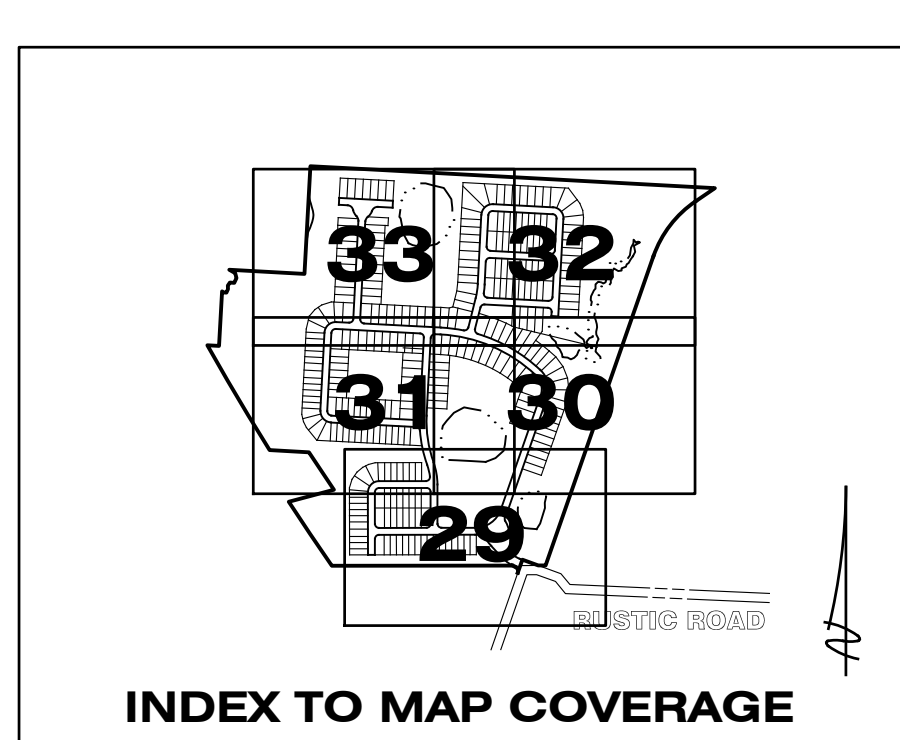
RUSTIC ROAD
 (Dirt Road)
 (R.P.B. 4, Pg. 7)

05-18-2023 SIDEWALK 2' FROM R/W @ LOT AREAS JRD 03-29-2023 FM LABEL RR 04-19-2022 4\"/>			Clearview LAND DESIGN, P.L. Engineering Business C.A. No.: 88858 3010 W Azeele St., Suite 150, Tampa, Florida 33609 Office: 813-223-3919 Fax: 813-223-3975	WATER & SEWER PLAN RUSTIC ROAD NORTH PHASES 1 & 2 PHASE 1 SM ONLY	
10-22-2021 LABELS, AUTOFLUSHER, GV, MH JB TJJ 05-17-2021 INITIAL SUBMITTAL DA JAS				JOB NO. JEN-RU-008 DESIGN FERREIRA DRAWN DUNCAN DATE 03-19-2024 FILE WS01	PREPARED FOR: C/O BANYAN LAND CAPITAL, LLC. ELEVATIONS based on North American Vertical Datum 1988 (NAVD 88) Conversion from NAVD 88 to NGVD 29 = +1.11 Feet SHEET 29 OF 71 SHEETS



LEGEND

EXISTING	PROPOSED



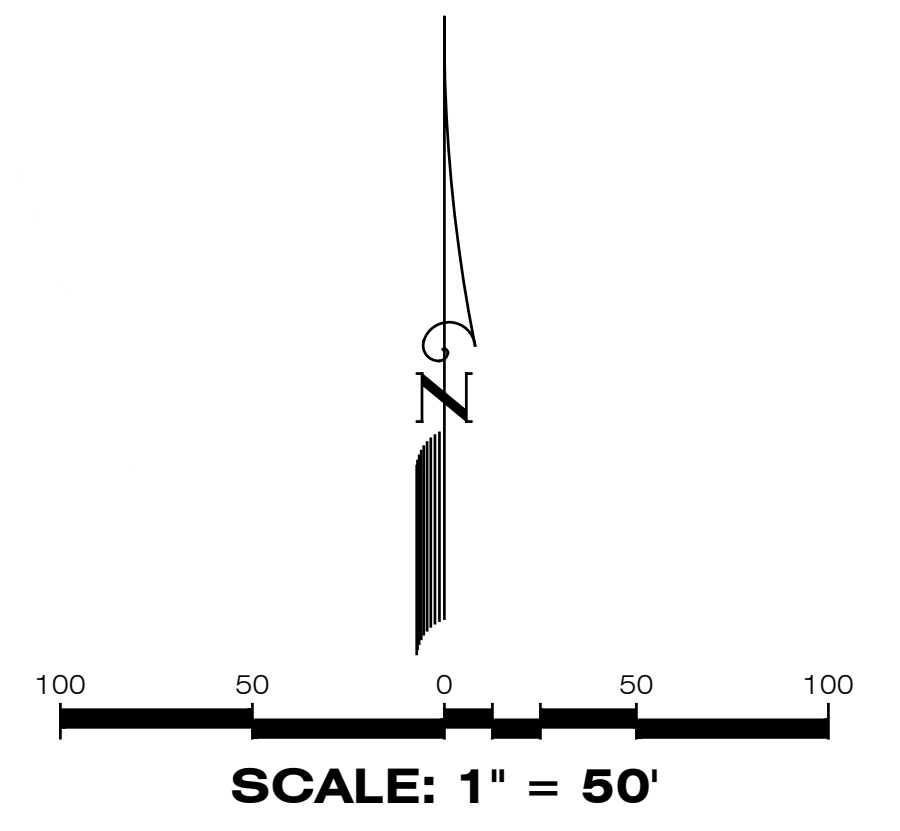
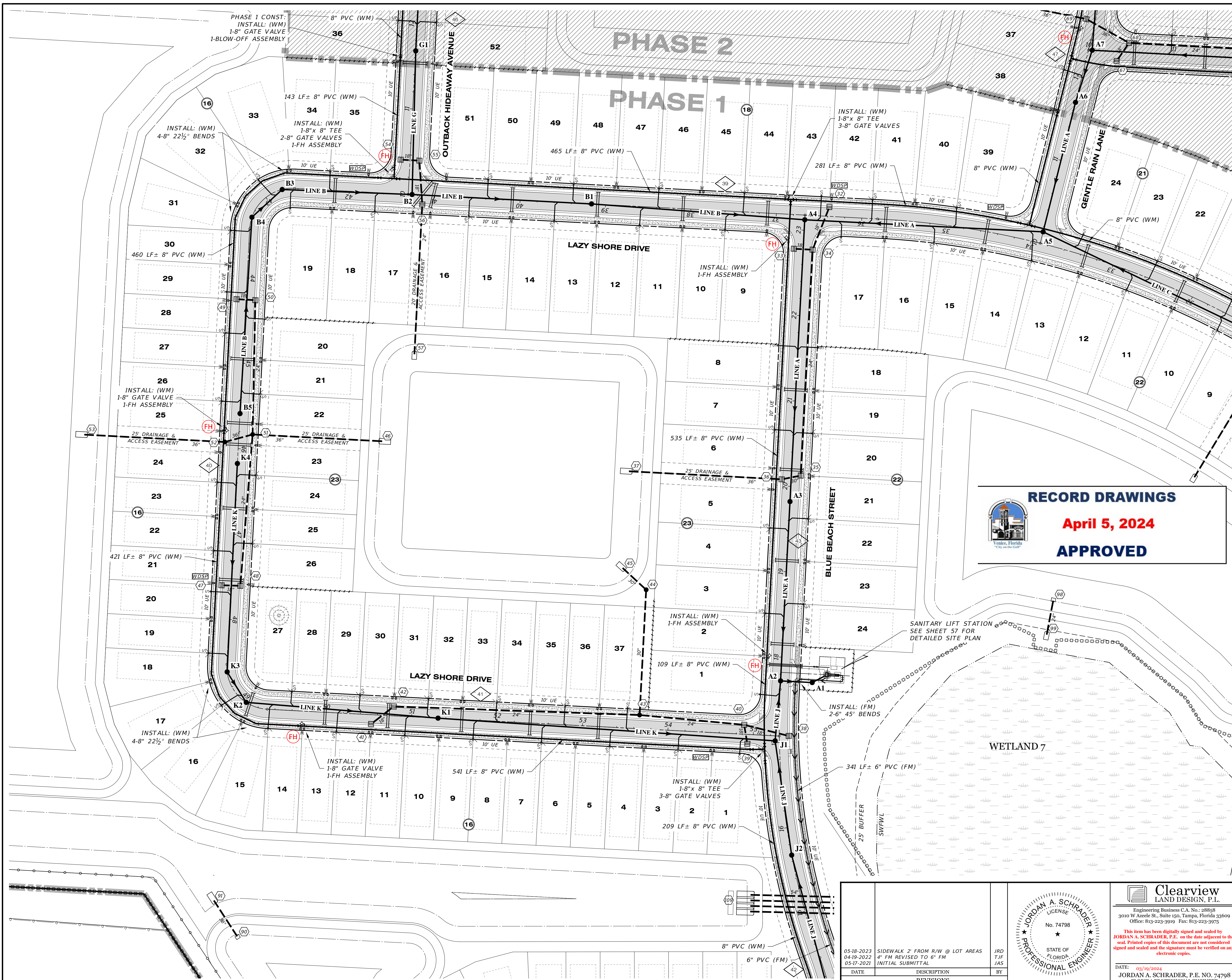
RECORD DRAWINGS
April 5, 2024
APPROVED

REFER TO DRAINAGE KEY MAP FOR WETLAND INFORMATION

REFER TO SHEET 28 FOR WATER & SEWER NOTES

05-18-2023 SIDEWALK 2' FROM R/W @ LOT AREAS JRD 11-05-2021 WM LABEL DA 05-17-2021 INITIAL SUBMITTAL JAS			Clearview LAND DESIGN, P.L. Engineering Business C.A. No.: 88858 3010 W Azele St., Suite 150, Tampa, Florida 33609 Office: 813-223-3919 Fax: 813-223-3975	WATER & SEWER PLAN RUSTIC ROAD NORTH PHASES 1 & 2 PHASE 1 SM ONLY	
DATE DESCRIPTION REVISIONS	DRAWN DUNCAN DATE 03-19-2024 FILE WS02			PREPARED FOR: JEN TAMPA 1, LLC. C/O BANYAN LAND CAPITAL, LLC. Elevations based on North American Vertical Datum 1988 (NAVD 88) Conversion from NAVD 88 to NGVD 29 = +1.11 Feet	JOB NO. JEN-RU-008 DESIGN FERREIRA SHEET 30 OF 71 SHEETS

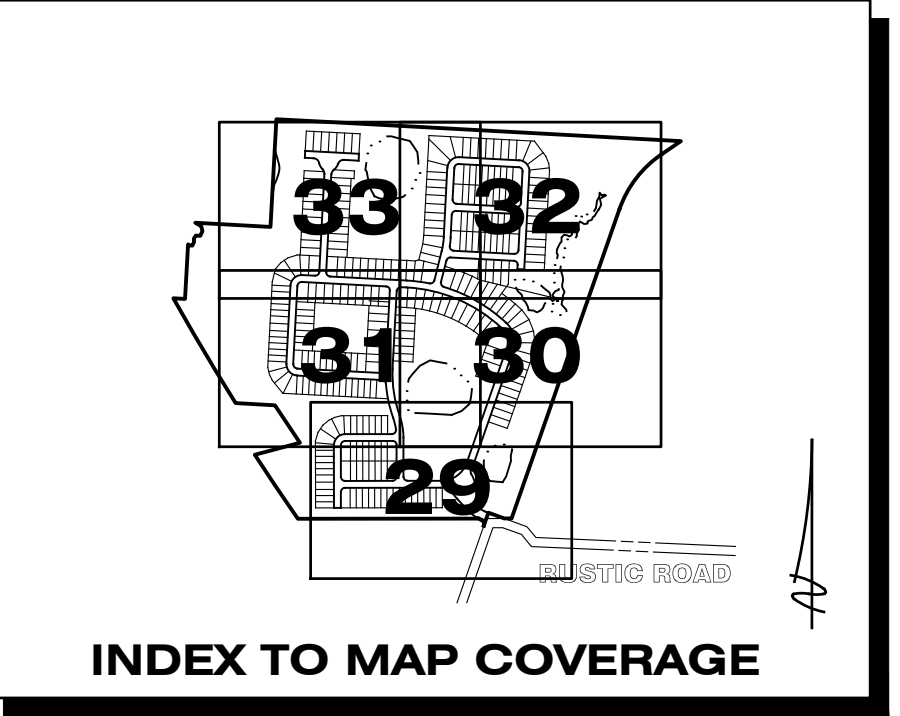
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LEGEND

EXISTING	PROPOSED

RECORD DRAWINGS
April 5, 2024
APPROVED

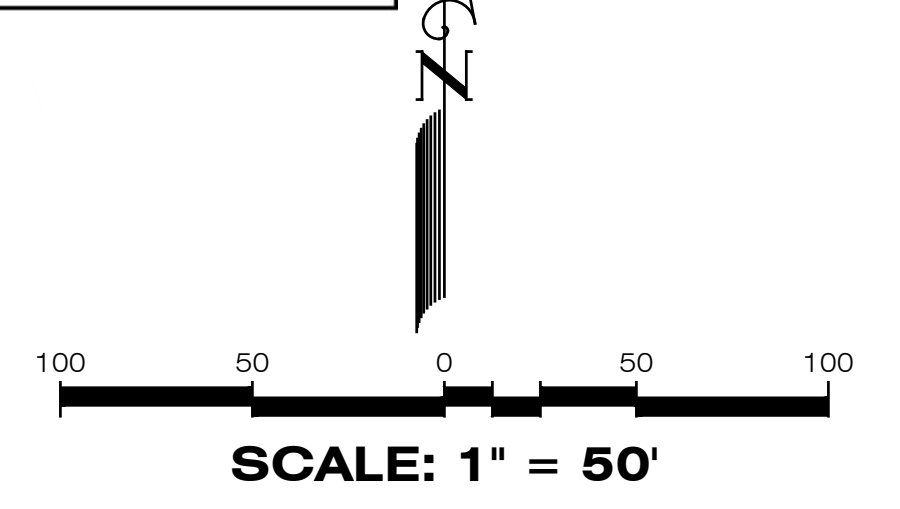


REFER TO DRAINAGE KEY MAP FOR WETLAND INFORMATION

REFER TO SHEET 28 FOR WATER & SEWER NOTES

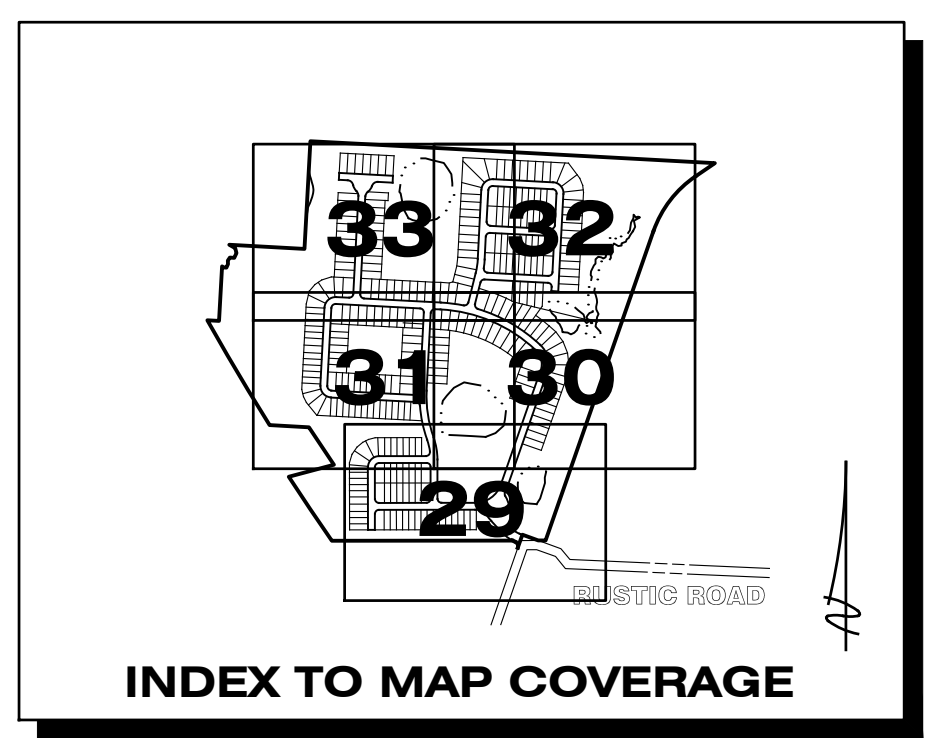
05-18-2023 SIDEWALK 7' FROM R/W @ LOT AREAS JRD 04-19-2024 4" FM REVISED TO 6" FM T.J.F. 05-17-2021 INITIAL SUBMITTAL J.A.S.			Clearview LAND DESIGN, P.L. Engineering Business C.A. No.: 88958 3010 W Azeele St., Suite 150, Tampa, Florida 33609 Office: 813-223-3919 Fax: 813-223-3975 This item has been digitally signed and sealed by JORDAN A. SCHRADER, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies. DATE: 03/19/2024 JORDAN A. SCHRADER, P.E. NO. 74798 FLORIDA PROFESSIONAL ENGINEER
DATE DESCRIPTION REVISIONS BY	WATER & SEWER PLAN RUSTIC ROAD NORTH PHASES 1 & 2 PHASE 1 SM ONLY DRAWN: FERREIRA DESIGN: DUNCAN DATE: 03-19-2024 FILE: WS03		

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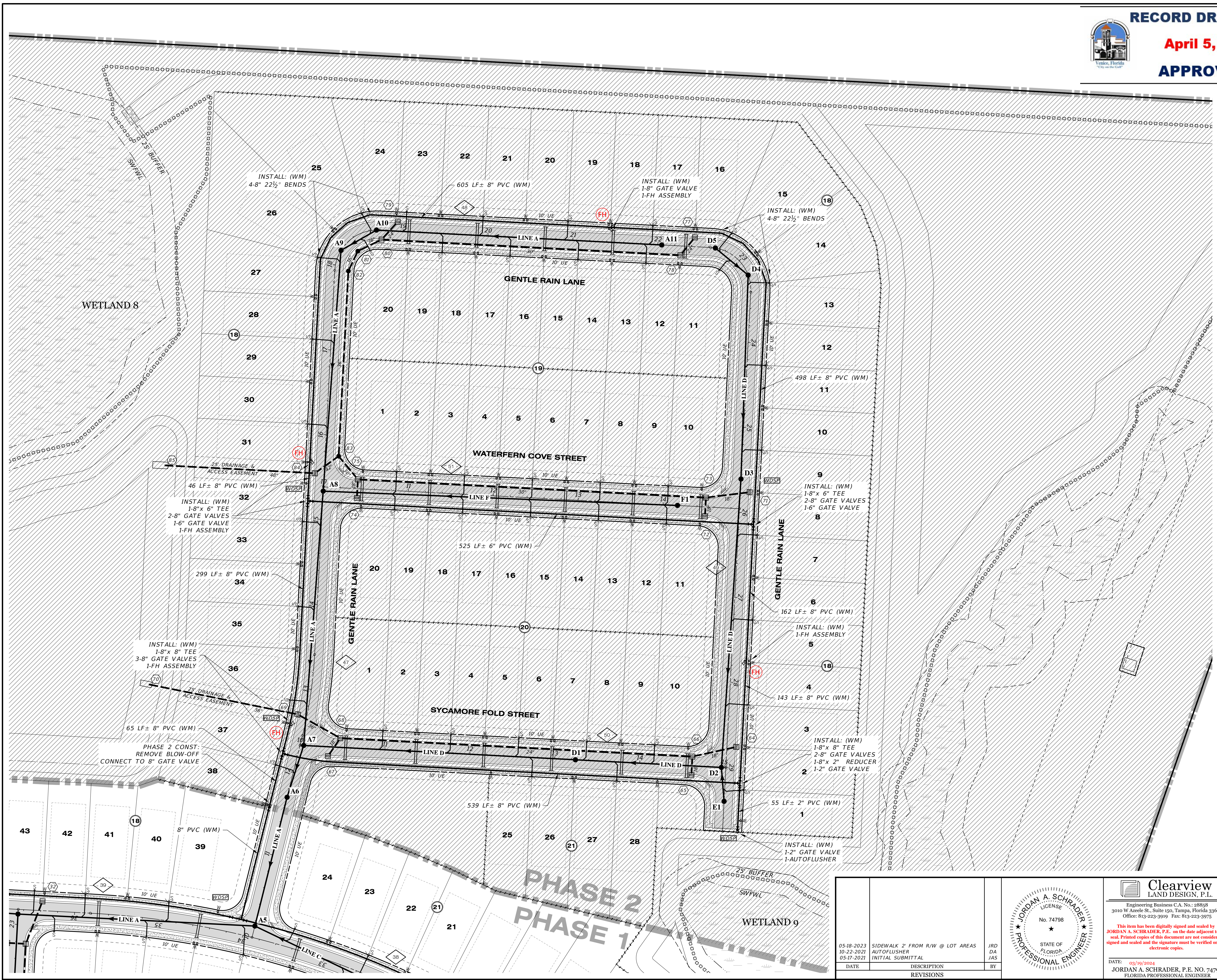
LEGEND

EXISTING	PROPOSED	DESCRIPTION
		WATER MAIN (WM)
		FIRE HYDRANT VALVE & BOX
		REDUCER
		PLUG
		BLOW-OFF
		BENDS
		VERTICAL BENDS
		DUAL SERVICE (WM) NEAR SIDE
		SINGLE SERVICE (WM) NEAR SIDE 1 LOT
		SINGLE SERVICE (WM) NEAR SIDE 2 LOTS
		* SINGLE SERVICE (WM) FAR SIDE
		* DUAL SERVICE (WM) FAR SIDE
		WATER SERVICE W/VALVE
		WATER DISTRIBUTION SAMPLING POINT
		SANITARY SEWER (SM)
		SINGLE SANITARY SERVICE
		DOUBLE SANITARY SERVICE
		SANITARY FORCE MAIN (FM)
		PLAN & PROFILE SHEET NO. REFERENCE



REFER TO DRAINAGE KEY MAP FOR WETLAND INFORMATION

REFER TO SHEET 28 FOR WATER & SEWER NOTES



05-18-2023 SIDEWALK 7' FROM R/W @ LOT AREAS JRD 10-22-2021 AUTOFLUSHER DA 05-17-2021 INITIAL SUBMITTAL JAS			Clearview LAND DESIGN, P.L. Engineering Business C.A. No.: 28868 3010 W Azele St., Suite 150, Tampa, Florida 33609 Office: 813-223-3919 Fax: 813-223-3975 This item has been digitally signed and sealed by JORDAN A. SCHRADER, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.	WATER & SEWER PLAN RUSTIC ROAD NORTH PHASES 1 & 2 PHASE 1 SM ONLY PREPARED FOR: JEN TAMPA 1, LLC. FOR: C/O BANYAN LAND CAPITAL, LLC. Elevations based on North American Vertical Datum 1988 (NAVD 88) Conversion from NAVD 88 to NGVD 29 = +1.11 Feet
DATE: 03/19/2024 JORDAN A. SCHRADER, P.E. NO. 74798 FLORIDA PROFESSIONAL ENGINEER	JOB NO.: JEN-RU-008 DESIGNER: FERREIRA DRAWN: DUNCAN DATE: 03-19-2024 FILE: WS04			

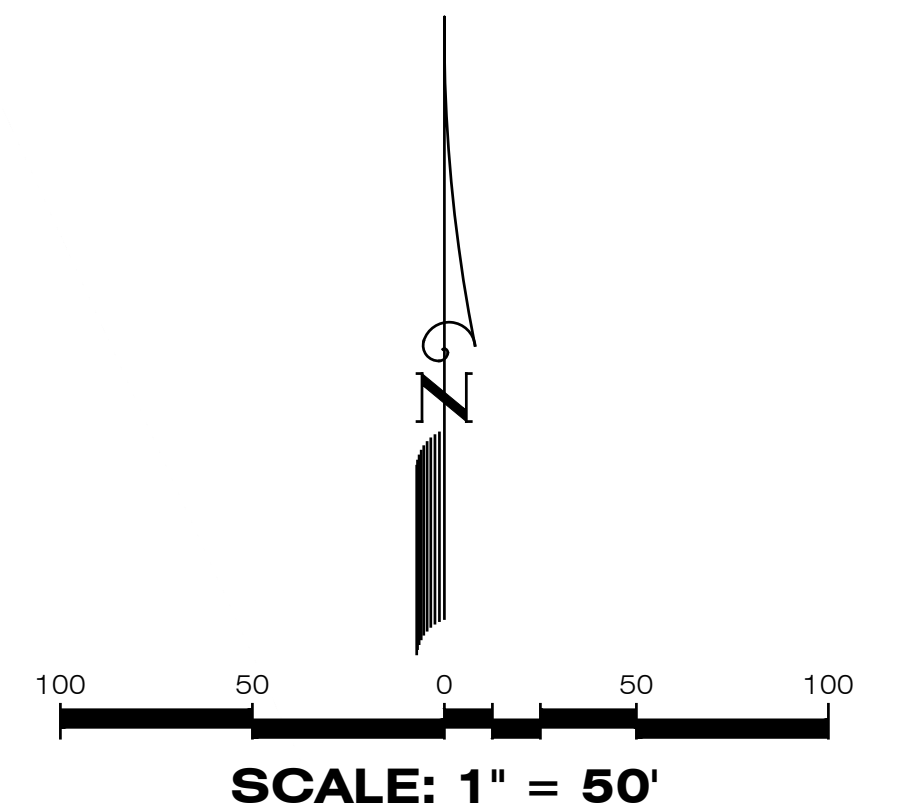
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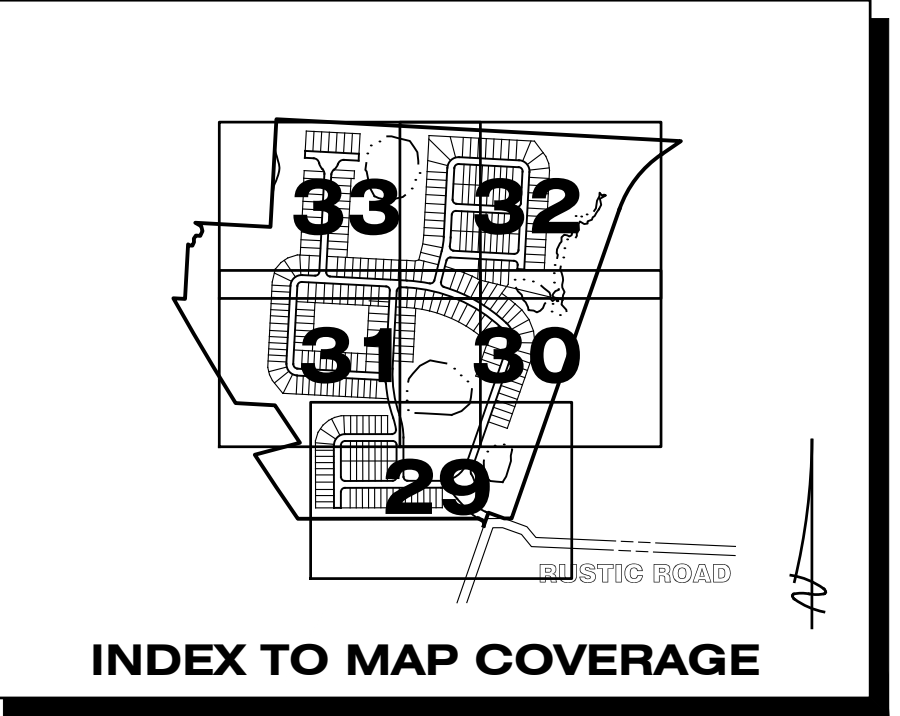
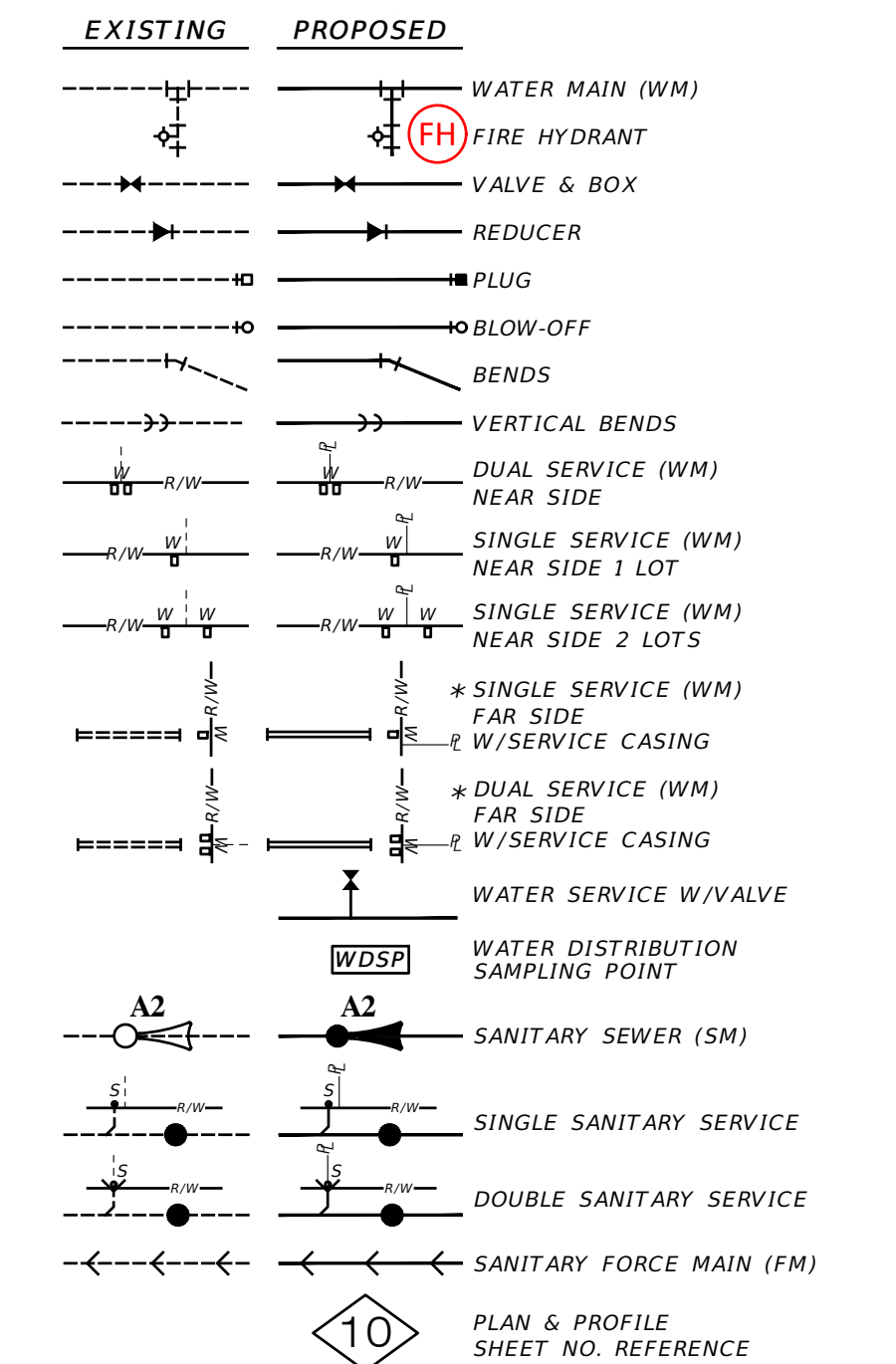
RECORD DRAWINGS

April 5, 2024

APPROVED

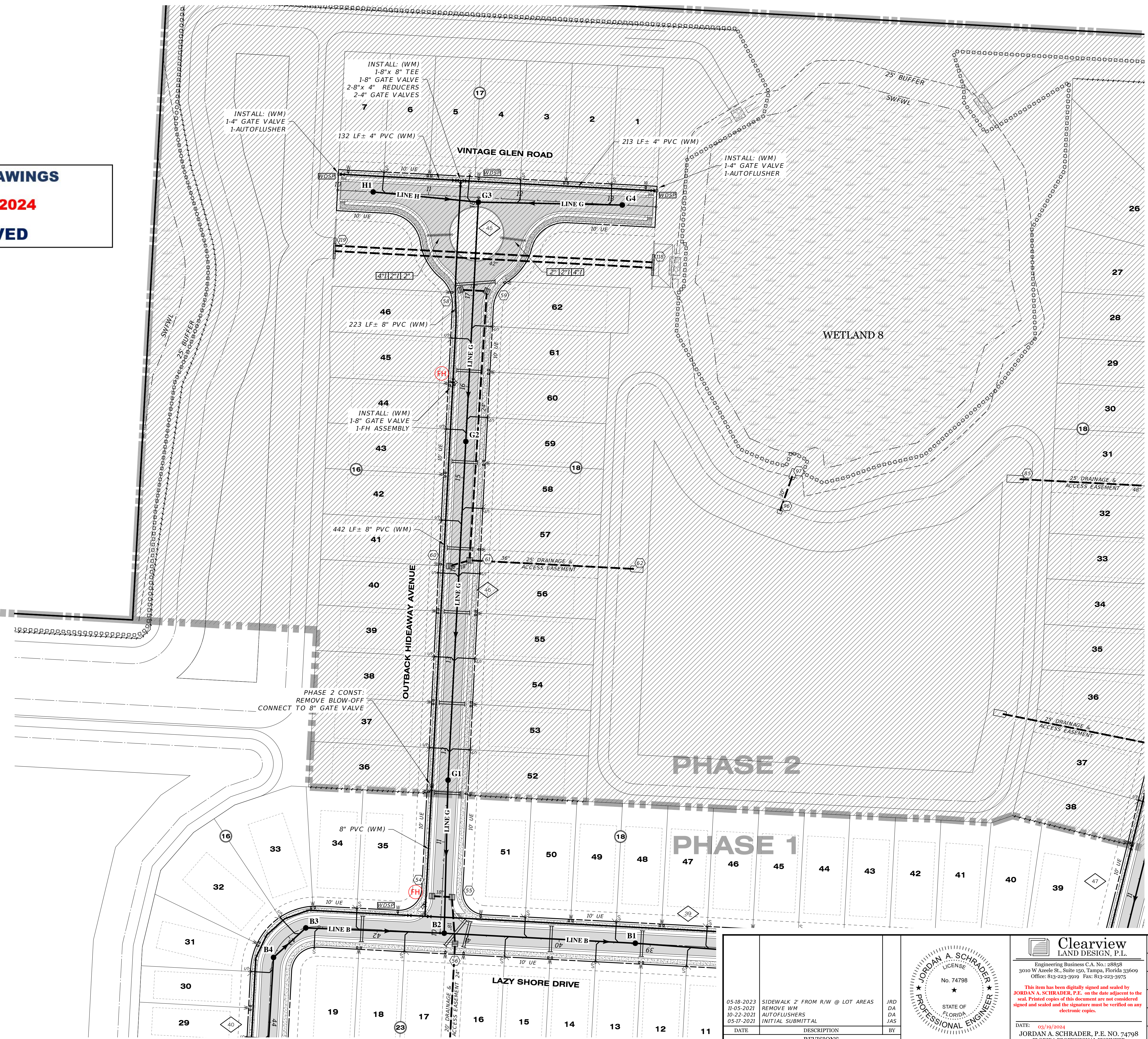


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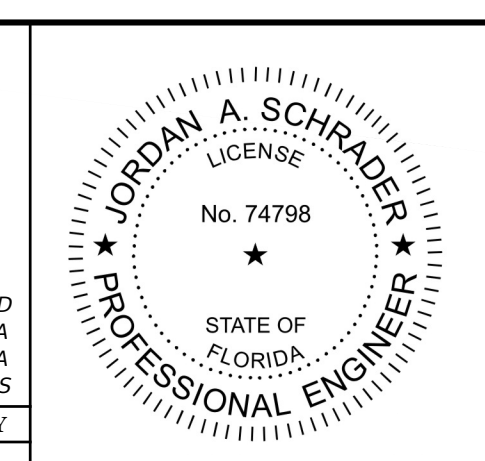


REFER TO DRAINAGE KEY MAP FOR WETLAND INFORMATION

REFER TO SHEET 28 FOR WATER & SEWER NOTES



DATE	DESCRIPTION	BY
05-18-2023	SIDEWALK 2' FROM R/W @ LOT AREAS	JRD
11-05-2021	REMOVE WM	DA
10-23-2021	AUTOFLUSHERS	DA
05-17-2021	INITIAL SUBMITTAL	JAS



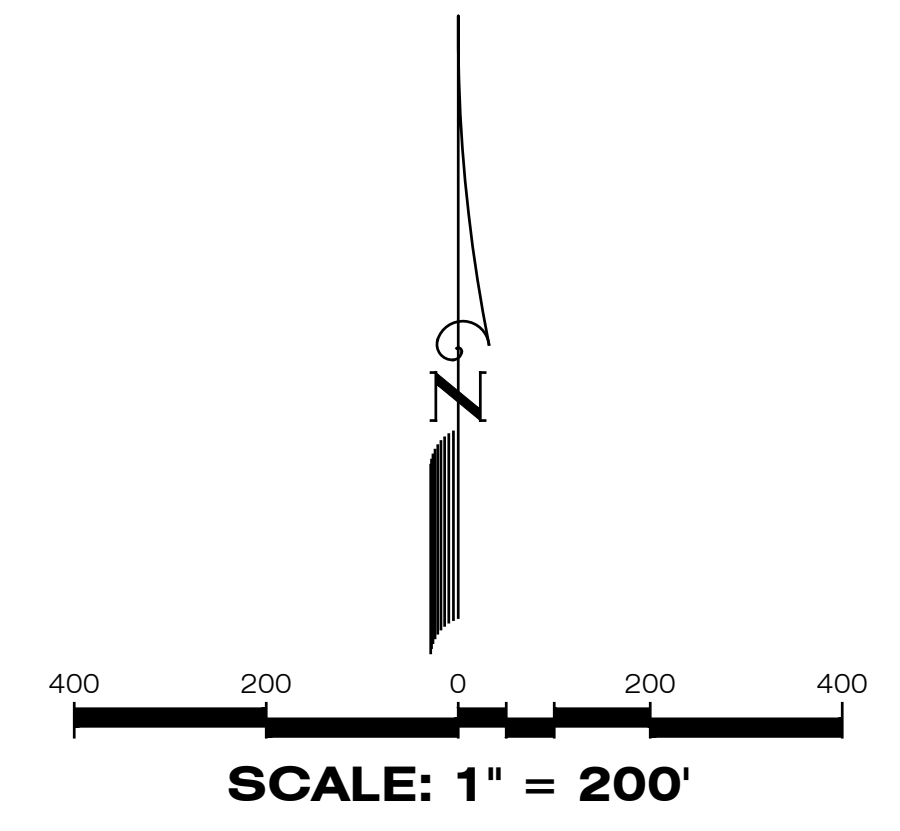
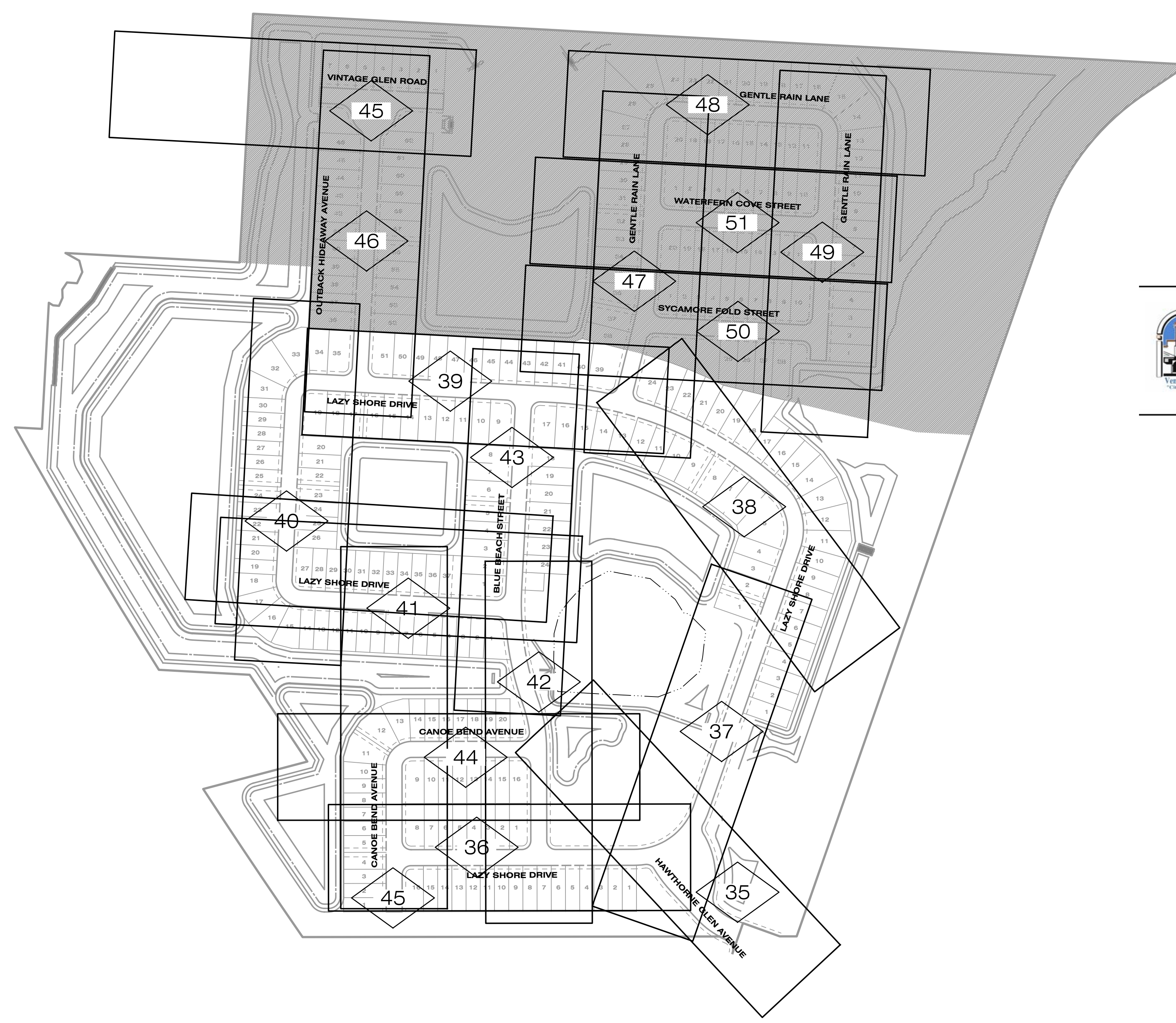
Clearview
LAND DESIGN, P.L.
Engineering Business C.A. No.: 28858
3010 W Azele St., Suite 150, Tampa, Florida 33609
Office: 813-223-3919 Fax: 813-223-3975

This item has been digitally signed and sealed by **JORDAN A. SCHRADER, P.E.** on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

DATE: 03/19/2024
JORDAN A. SCHRADER, P.E. NO. 74798
FLORIDA PROFESSIONAL ENGINEER

WATER & SEWER PLAN	
JOB NO. JEN-RU-008	RUSTIC ROAD NORTH PHASES 1 & 2 PHASE 1 SM ONLY
DESIGN FERREIRA	PREPARED JEN TAMPAL I, LLC.
DRAWN DUNCAN	FOR: C/O BANYAN LAND CAPITAL, LLC.
DATE 03-19-2024	Elevations based on North American Vertical Datum 1988 (NAVD 88) Conversion from NAVD 88 to NGVD 29 = +1.11 Feet
FILE WS05	SHEET 33 OF 71 SHEETS

P:\RUSTIC ROAD\NORTH-SM\INSPECTION & CERT\NORTH PH 1\MASTER RECORD SET\SM CAD\WS05.DWG--33 WATER & SEWER PLAN 2024/03/19 1:31 PM JASON BROOKS



LEGEND

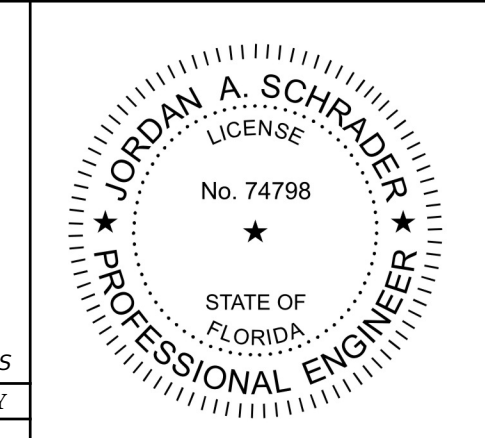
- PLAN & PROFILE SHEET NO. REFERENCE
- PLAN & PROFILE**
- EXISTING**
- STORM DRAINAGE STRUCTURE & PIPE (SIZE IN INCHES)
- STRUCTURE NO.
- SPOT ELEVATION
- PROPOSED PROFILE GRADE ELEVATION
- CONTOUR
- DIRECTION OF SURFACE FLOW
- UNDERDRAIN WITH CLEANOUT
- STAKED EROSION CONTROL
- FLOATING TURBIDITY BARRIER
- SWFWL
- 25' BUFFER
- WETLAND 108**
- WETLAND CONSERVATION AREA
- WETLAND AREAS
- PROPOSED WETLAND IMPACTS
- PROPOSED OSW IMPACTS
- PROJECT BOUNDARY
- RA-# ROAD AUGER LOCATION

RECORD DRAWINGS

April 5, 2024

APPROVED

05-17-2021	INITIAL SUBMITTAL	JAS
DATE	DESCRIPTION	BY
	REVISIONS	



Clearview
LAND DESIGN, P.L.
Engineering Business C.A. No.: 88858
3010 W Azele St., Suite 150, Tampa, Florida 33609
Office: 813-223-3919 Fax: 813-223-3975

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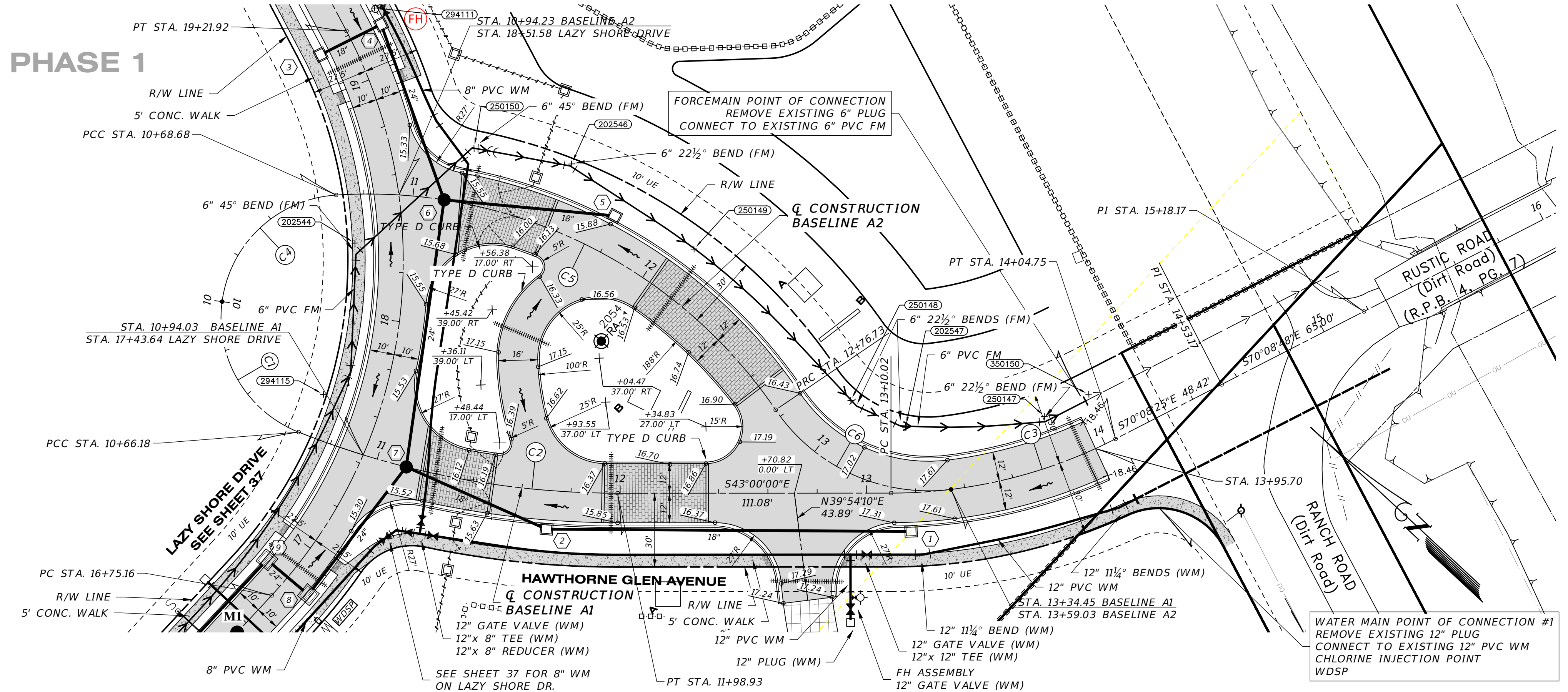
DATE: 03/19/2024
JORDAN A. SCHRADER, P.E. NO. 74798
FLORIDA PROFESSIONAL ENGINEER

PLAN & PROFILE SHEET INDEX	
JOB NO. JEN-RU-008	RUSTIC ROAD NORTH
DESIGN FERREIRA	-PHASES 1 & 2-
DRAWN DUNCAN	PHASE 1 SM ONLY
DATE 03-19-2024	PREPARED FOR: JEN TAMPA 1, LLC. C/O BANYAN LAND CAPITAL, LLC.
FILE RP-INDEX	Elevations based on North American Vertical Datum 1988 (NAVD 88) Conversion from NAVD 88 to NGVD 29 = +1.11 Feet
SHEET 34 OF 71 SHEETS	

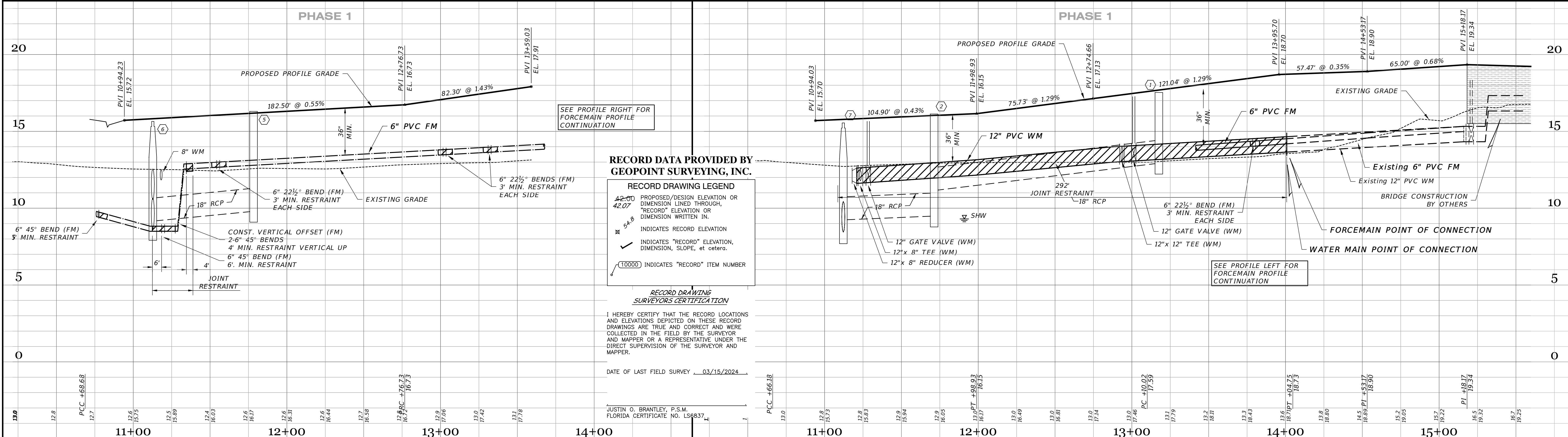
Curve Table: Alignments										
Curve #	Radius	Length	Chord	Delta	Tan	Deg (Arc)	PC Sta.	PT Sta.	PI Sta.	
C1	50.00'	66.18'	S16°39'00"W, 61.45'	75°50'09"	38.95'	114°35'30"	10+00.00	10+66.18	10+38.95	
C2	350.00'	132.75'	S32°08'02"E, 131.96'	21°43'56"	67.18'	16°22'13"	10+66.18	11+98.93	11+33.36	
C3	200.00'	94.74'	S56°34'12"E, 93.85'	27°08'25"	48.27'	28°38'52"	13+10.02	14+04.75	13+58.29	
C4	50.00'	68.68'	S86°04'53"E, 63.41'	78°42'05"	41.00'	114°35'30"	10+00.00	10+68.68	10+41.00	
C5	200.00'	208.05'	S16°55'48"E, 198.79'	59°36'06"	114.55'	28°38'52"	10+68.68	12+76.73	11+83.22	
C6	75.00'	82.30'	S18°33'52"E, 78.23'	62°52'15"	45.84'	76°23'40"	12+76.73	13+59.03	13+22.57	

SWING TIE TABLE										
SHEET #	POINT #	DESCRIPTION	SANITARY MAIN & SERVICE ELEVATION	LOCATION 1 DESCRIPTION	LOCATION 1 DISTANCE	LOCATION 2 DESCRIPTION	LOCATION 2 DISTANCE			
294115	294115	FORCE MAIN BEND 6"	11.93	STR-2	105	STR-5	137			
202544	202544	FORCE MAIN BEND 6"	11.42	STR-2	139	STR-5	105			
250150	250150	FORCE MAIN BEND 6"	11.02	STR-2	156	STR-5	53			
202546	202546	FORCE MAIN BEND 6"	11.38	STR-2	147	STR-5	28			
250149	250149	FORCE MAIN BEND 6"	11.19	STR-2	127	STR-5	35			
250148	250148	FORCE MAIN BEND 6"	11.25	STR-1	57	STR-5	121			
202547	202547	FORCE MAIN BEND 6"	11.32	STR-1	41	STR-5	146			
250147	250147	FORCE MAIN BEND 6"	11.21	STR-1	70	STR-5	193			
250150	250150	FORCE MAIN TOP/POC 6"	12.773	STR-1	50	SM111-HYDRANT	124			

RECORD DRAWINGS
April 5, 2024
APPROVED

HAWTHORNE GLEN AVENUE
SCALE: 1" = 30' HORIZONTAL
1" = 3' VERTICAL



RECORD DATA PROVIDED BY GEOPPOINT SURVEYING, INC.

RECORD DRAWING LEGEND

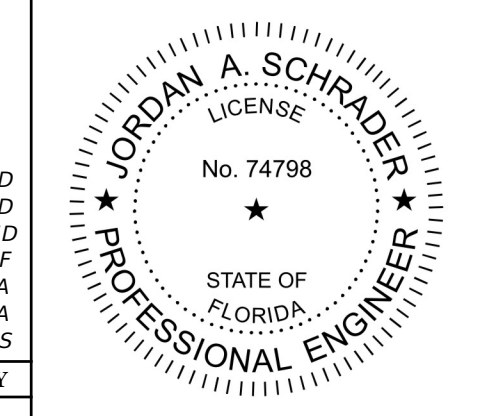
- 42.00 PROPOSED/DESIGN ELEVATION OR DIMENSION LINED THROUGH, "RECORD" ELEVATION OR DIMENSION WRITTEN IN.
- 42.07 INDICATES RECORD ELEVATION
- 54.8 INDICATES "RECORD" ELEVATION, DIMENSION, SLOPE, et cetera.
- 10000 INDICATES "RECORD" ITEM NUMBER

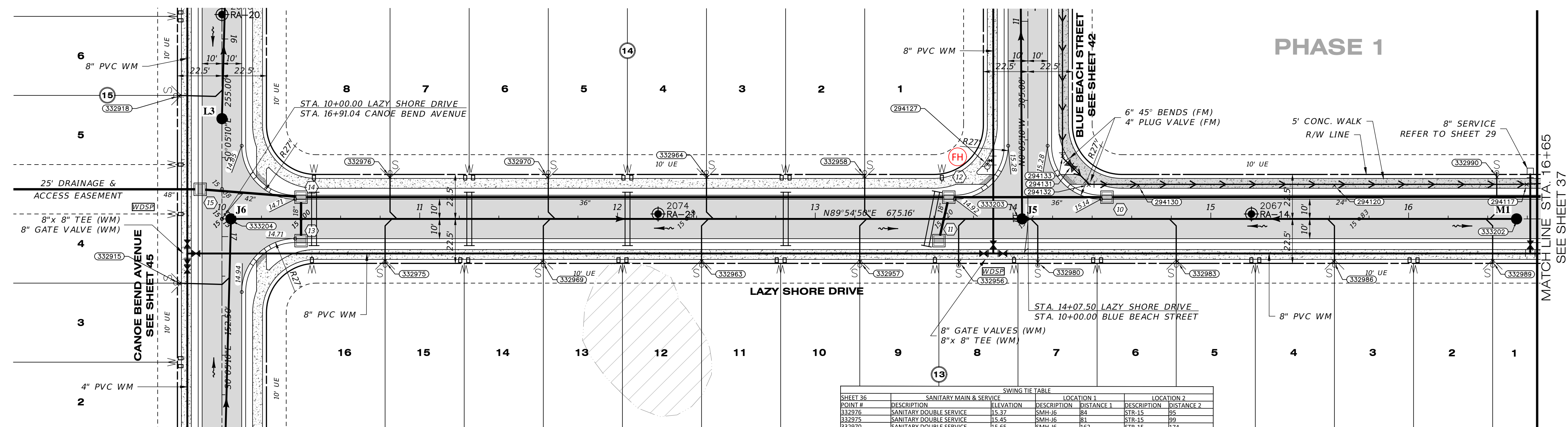
RECORD DRAWING SURVEYORS CERTIFICATION

I HEREBY CERTIFY THAT THE RECORD LOCATIONS AND ELEVATIONS DEPICTED ON THESE RECORD DRAWINGS ARE TRUE AND CORRECT AND WERE COLLECTED IN THE FIELD BY THE SURVEYOR AND MAPPER OR A REPRESENTATIVE UNDER THE DIRECT SUPERVISION OF THE SURVEYOR AND MAPPER.

DATE OF LAST FIELD SURVEY: 03/15/2024

JUSTIN O. BRANTLEY, P.S.M.
FLORIDA CERTIFICATE NO. LS6837

03-19-2024 RECORD DATA BY GEOPPOINT 05-19-2023 SIDEWALK 2 FROM R/W @ LOT AREAS 12-20-2022 ENTRANCE TIE-IN GRADING 04-19-2022 4" FM REVISED TO 6" FM 11-15-2021 GRADING & CURVE LABELS 11-05-2021 RELOCATE GV, PLAN LABEL 05-17-2021 INITIAL SUBMITTAL		JRD JRD MED T/JF DA DA JAS
DATE	DESCRIPTION	BY
		
Clearview LAND DESIGN, P.L. Engineering Business CA. No.: 28858 3010 W Azeele St., Suite 150, Tampa, Florida 33609 Office: 813-223-3919 Fax: 813-223-3975		
ROADWAY & UTILITY PLAN & PROFILE JOB NO. JEN-RU-008 DESIGN FERREIRA DRAWN DUNCAN DATE 03-19-2024 FILE RP01		RUSTIC ROAD NORTH PHASES 1 & 2 PHASE 1 SM ONLY PREPARED FOR: JEN TAMPA 1, LLC. C/O BANYAN LAND CAPITAL, LLC. ELEVATIONS BASED ON NORTH AMERICAN VERTICAL DATUM 1988 (NAVD 88) CONVERSION FROM NAVD 88 TO NGVD 29 = +1.11 FEET
DATE: 03/19/2024 JORDAN A. SCHRADER, P.E. NO. 74798 FLORIDA PROFESSIONAL ENGINEER		SHEET 35 OF 71 SHEETS



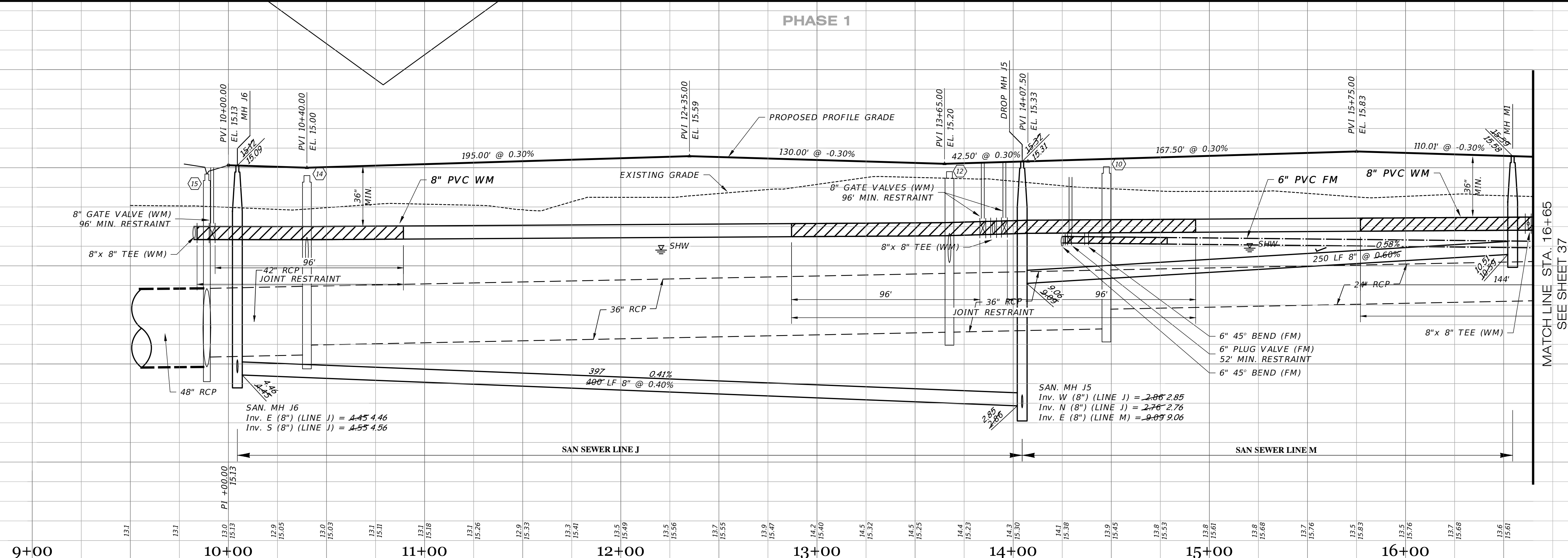
RECORD DRAWINGS
April 5, 2024
APPROVED

SWING TIE TABLE

POINT #	SANITARY MAIN & SERVICE		LOCATION 1		LOCATION 2	
	DESCRIPTION	ELEVATION	DESCRIPTION	DISTANCE 1	DESCRIPTION	DISTANCE 2
332976	SANITARY DOUBLE SERVICE	15.37	SMH-J6	81	STR-15	96
332975	SANITARY DOUBLE SERVICE	15.45	SMH-J6	81	STR-15	99
332970	SANITARY DOUBLE SERVICE	15.65	SMH-J6	162	STR-15	174
332969	SANITARY DOUBLE SERVICE	15.43	SMH-J6	159	STR-15	176
332964	SANITARY DOUBLE SERVICE	15.68	SMH-J5	160	204122-HYDRANT	142
332963	SANITARY DOUBLE SERVICE	16.10	SMH-J5	162	204122-HYDRANT	152
332958	SANITARY DOUBLE SERVICE	15.39	SMH-J5	81	204122-HYDRANT	62
332957	SANITARY DOUBLE SERVICE	15.33	SMH-J5	83	204122-HYDRANT	81
332956	SANITARY SINGLE SERVICE	15.24	SMH-J5	17	204122-HYDRANT	51
332950	SANITARY SINGLE SERVICE	15.57	SMH-J5	13	204122-HYDRANT	56
204133	FORCE MAIN BEND 6"	11.37	SMH-J5	39	204122-HYDRANT	38
204131	FORCE MAIN GATE VALVE 6"	12.36	SMH-J5	38	204122-HYDRANT	43
204132	FORCE MAIN BEND 6"	11.12	SMH-J5	39	204122-HYDRANT	52
204130	FORCE MAIN TOP 6"	11.58	SMH-J5	63	204122-HYDRANT	77
332983	SANITARY DOUBLE SERVICE	15.36	SMH-J5	83	204122-HYDRANT	107
332982	FORCE MAIN TOP 6"	11.65	SMH-M1	84	STR-9	122
332986	SANITARY DOUBLE SERVICE	15.79	SMH-M1	95	STR-9	126
332990	SANITARY DOUBLE SERVICE	15.68	SMH-M1	73	STR-9	41
332989	SANITARY DOUBLE SERVICE	15.92	SMH-M1	85	STR-9	52
204117	FORCE MAIN TOP 6"	11.27	SMH-M1	18	STR-9	26
332918	SANITARY DOUBLE SERVICE	15.42	SMH-J6	81	STR-15	49
332918	SANITARY DOUBLE SERVICE	15.46	SMH-J6	88	STR-15	49

LAZY SHORE DRIVE

SCALE: 1" = 30' HORIZONTAL
 1" = 3' VERTICAL



RECORD DATA PROVIDED BY GEOPoint SURVEYING, INC.

RECORD DRAWING LEGEND

- 42.00 PROPOSED/DESIGN ELEVATION OR DIMENSION LINED THROUGH.
- 42.07 "RECORD" ELEVATION OR DIMENSION WRITTEN IN.
- 5A.B INDICATES RECORD ELEVATION
- ✓ INDICATES "RECORD" ELEVATION, DIMENSION, SLOPE, et cetera.
- 10000 INDICATES "RECORD" ITEM NUMBER

RECORD DRAWING SURVEYORS CERTIFICATION

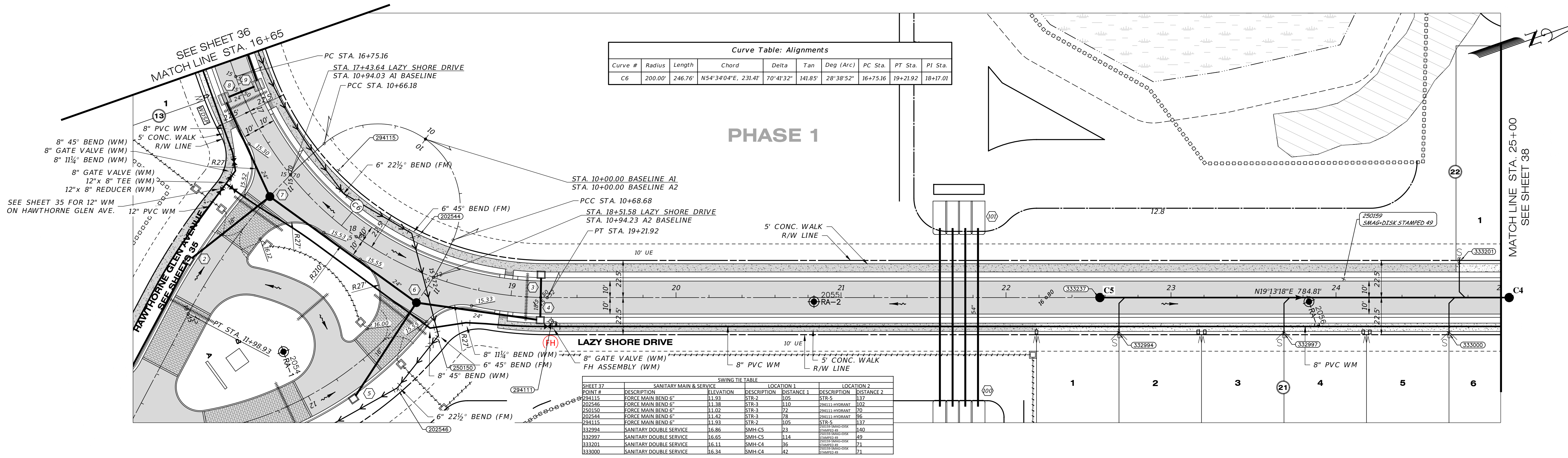
I HEREBY CERTIFY THAT THE RECORD LOCATIONS AND ELEVATIONS DEPICTED ON THESE RECORD DRAWINGS ARE TRUE AND CORRECT AND WERE COLLECTED IN THE FIELD BY THE SURVEYOR AND MAPPER OR A REPRESENTATIVE UNDER THE DIRECT SUPERVISION OF THE SURVEYOR AND MAPPER.

DATE OF LAST FIELD SURVEY: 03/15/2024

JUSTIN O. BRANTLEY, P.S.M.
 FLORIDA CERTIFICATE NO. LS6837

		Clearview LAND DESIGN, P.L. Engineering Business CA. No.: 88858 3010 W Azule St., Suite 150, Tampa, Florida 33609 Office: 813-223-3919 Fax: 813-223-3975	
03-19-2024 RECORD DATA BY GEOPoint 05-18-2023 SIDEWALK 2' FROM R/W @ LOT AREAS 04-19-2022 4" FM REVISED TO 6" FM 10-12-2021 REST JOINTS 05-17-2021 INITIAL SUBMITTAL		ROADWAY & UTILITY PLAN & PROFILE JOB NO. JEN-RU-008 DESIGN FERREIRA DRAWN DUNCAN DATE 03-19-2024 FILE RP03	
DATE DESCRIPTION REVISIONS BY JRD JRD TFF DA JAS		RUSTIC ROAD NORTH PHASES 1 & 2 PHASE 1 SM ONLY PREPARED FOR: JEN TAMP A 1, LLC. C/O BANYAN LAND CAPITAL, LLC. ELEVATIONS based on North American Vertical Datum 1988 (NAVD 88) Conversion from NAVD 88 to NGVD 29 = +1.11 Feet SHEET 36 OF 71 SHEETS	

P:\RUSTIC ROAD NORTH - SA INSPECTION & CERT\NORTH PH 1\MASTER RECORD SET\SM\RP04.DWG-37 ROADWAY & UTILITY PLAN & PROFILE 2024/03/19 1:33 PM JASON BROOKS

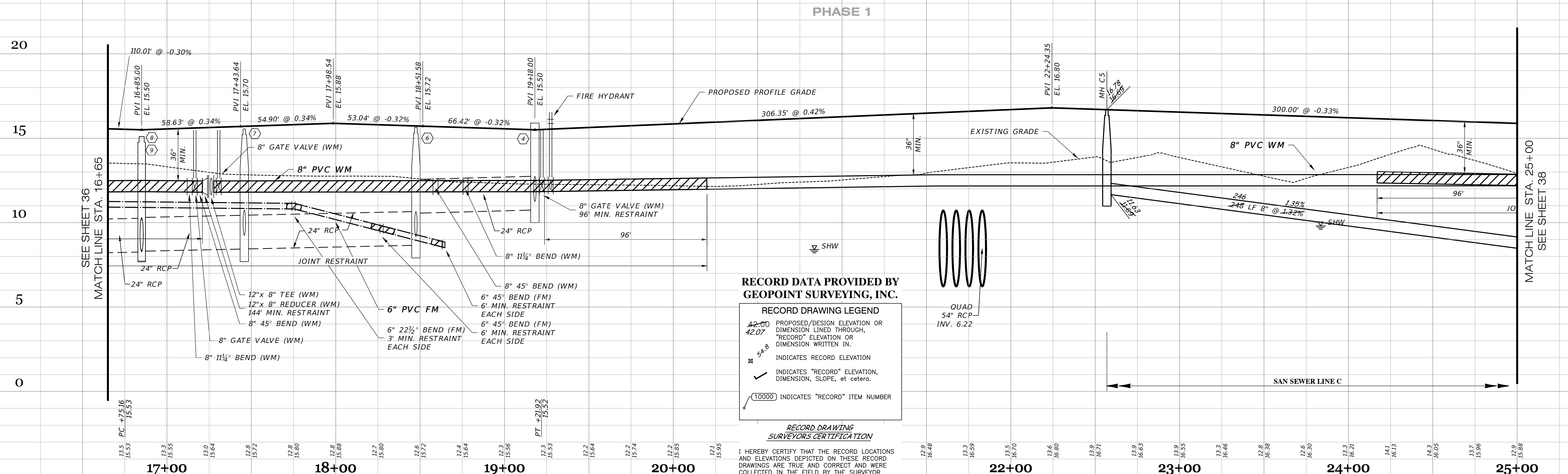


Curve Table: Alignments										
Curve #	Radius	Length	Chord	Delta	Tan	Deg (Arc)	PC Sta.	PT Sta.	PI Sta.	
C6	200.00'	246.76'	N54°34'04\"E, 231.41'	70°41'32\"	141.85'	28°38'52\"	16+75.16	19+21.92	18+17.01	

SWING TIE TABLE					
SHEET #	SANITARY MAIN & SERVICE	ELEVATION	LOCATION 1	DESCRIPTION	LOCATION 2
204115	FORCE MAIN BEND 6"	11.93	RTR-2	105	RTR-5
202546	FORCE MAIN BEND 6"	11.28	RTR-3	110	RTR-1
2025150	FORCE MAIN BEND 6"	11.02	RTR-3	72	RTR-1
202544	FORCE MAIN BEND 6"	11.42	RTR-3	78	RTR-1
204115	FORCE MAIN BEND 6"	11.93	RTR-2	105	RTR-5
332994	SANITARY DOUBLE SERVICE	16.86	SMH-C5	23	SMH-C5
332997	SANITARY DOUBLE SERVICE	16.65	SMH-C5	114	SMH-C5
333201	SANITARY DOUBLE SERVICE	16.11	SMH-C4	36	SMH-C4
333000	SANITARY DOUBLE SERVICE	16.34	SMH-C4	92	SMH-C4

LAZY SHORE DRIVE

SCALE: 1" = 30' HORIZONTAL
1" = 3' VERTICAL



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- (10000) INDICATES "RECORD" ITEM NUMBER

RECORD DRAWING SURVEYORS CERTIFICATION

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DATE OF LAST FIELD SURVEY 03/15/2024

JUSTIN O. BRANTLEY, P.S.M.
FLORIDA CERTIFICATE NO. LS6837

RECORD DRAWINGS

April 5, 2024

APPROVED

<p>03-19-2024 RECORD DATA BY GEOPOINT</p> <p>05-18-2022 SIDEWALK 2' FROM R/W @ LOT AREAS</p> <p>04-19-2022 4" FM REVISED TO 6" FM</p> <p>11-05-2021 REMOVE ARV LABEL, PROF. LABELS</p> <p>10-22-2021 REST. JOINTS, MATCHLINE</p> <p>05-17-2021 INITIAL SUBMITTAL</p>		<p>JRD</p> <p>JRD</p> <p>TJF</p> <p>DA</p> <p>JAS</p>
<p>DATE DESCRIPTION REVISIONS</p>		<p>BY</p>

JORDAN A. SCHRADER
LICENSE No. 74798
STATE OF FLORIDA
PROFESSIONAL ENGINEER

Clearview LAND DESIGN, P.L.

Engineering Business C.A. No.: 88868
3010 W Azeele St., Suite 150, Tampa, Florida 33609
Office: 813-223-3919 Fax: 813-223-3975

This item has been digitally signed and sealed by JORDAN A. SCHRADER, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

DATE: 03/19/2024
JORDAN A. SCHRADER, P.E. NO. 74798
FLORIDA PROFESSIONAL ENGINEER

ROADWAY & UTILITY PLAN & PROFILE

JOB NO. JEN-RU-008

DESIGN FERREIRA

DRAWN DUNCAN

DATE 03-19-2024

FILE RP04

RUSTIC ROAD NORTH

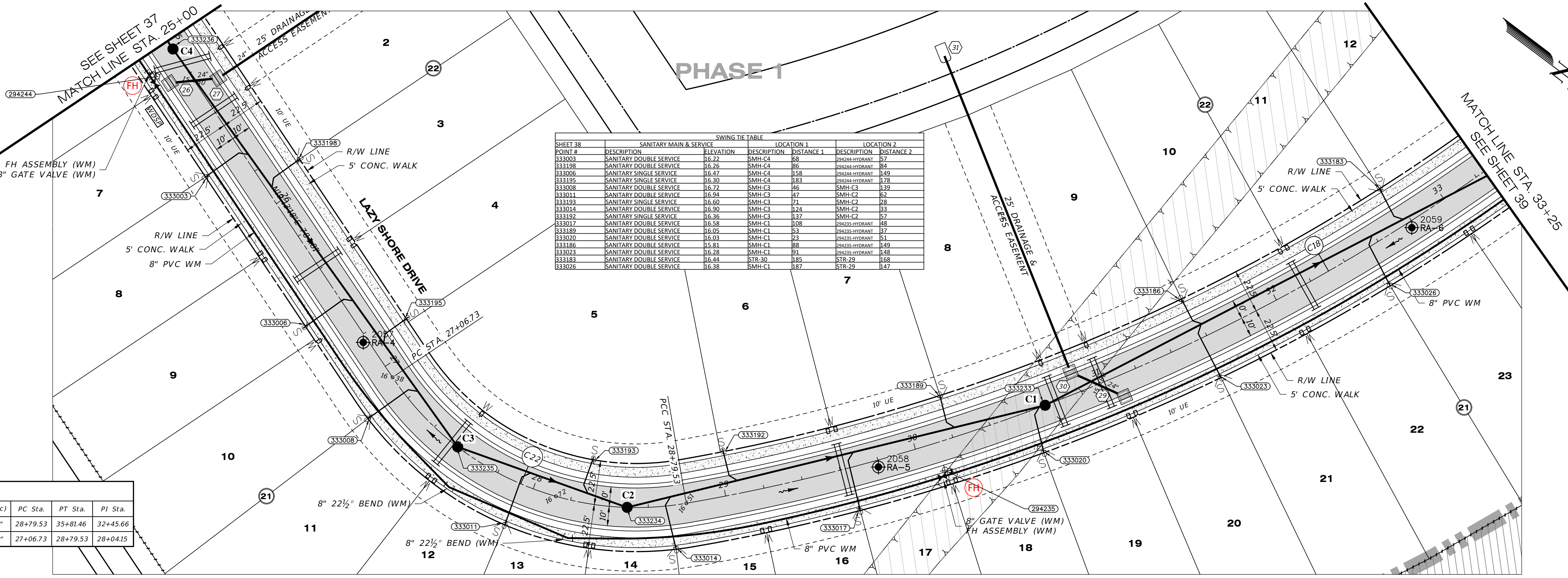
PHASES 1 & 2

PHASE 1 SM ONLY

PREPARED FOR: C/O BANYAN LAND CAPITAL, LLC.

Elevations based on North American Vertical Datum 1988 (NAVD 88)
Conversion from NAVD 88 to NGVD 29 = +1.11 Feet

SHEET 37 OF 71 SHEETS

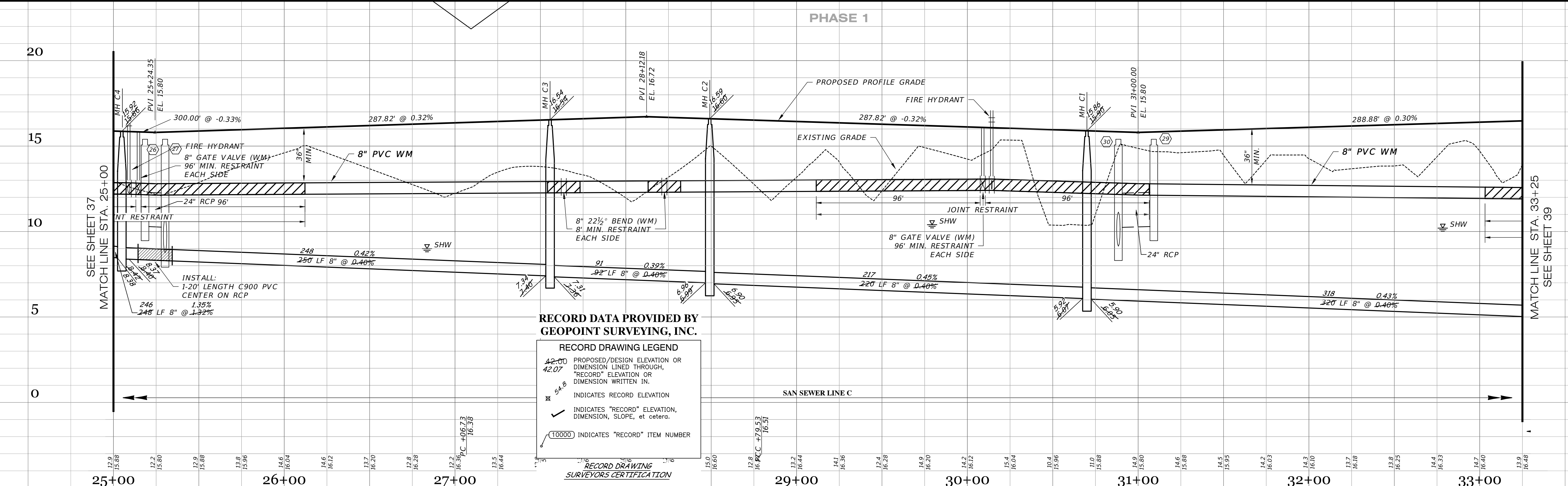


SWING TIE TABLE		LOCATION 1		LOCATION 2	
POINT #	DESCRIPTION	ELEVATION	DESCRIPTION	DISTANCE 1	DISTANCE 2
333003	SANITARY DOUBLE SERVICE	16.72	SMH-C4	58	PH424-HYDRANT
333198	SANITARY DOUBLE SERVICE	16.26	SMH-C4	86	PH424-HYDRANT
333006	SANITARY SINGLE SERVICE	16.47	SMH-C4	158	PH424-HYDRANT
333195	SANITARY SINGLE SERVICE	16.30	SMH-C4	183	PH424-HYDRANT
333008	SANITARY DOUBLE SERVICE	16.72	SMH-C3	46	SMH-C1
333011	SANITARY DOUBLE SERVICE	16.94	SMH-C3	47	SMH-C2
333193	SANITARY SINGLE SERVICE	16.60	SMH-C3	71	SMH-C2
333014	SANITARY DOUBLE SERVICE	16.90	SMH-C3	124	SMH-C2
333192	SANITARY SINGLE SERVICE	16.36	SMH-C3	137	SMH-C2
333017	SANITARY DOUBLE SERVICE	16.58	SMH-C1	108	PH424-HYDRANT
333189	SANITARY DOUBLE SERVICE	16.05	SMH-C1	53	PH424-HYDRANT
333020	SANITARY DOUBLE SERVICE	16.03	SMH-C1	73	PH424-HYDRANT
333186	SANITARY DOUBLE SERVICE	15.81	SMH-C1	88	PH424-HYDRANT
333023	SANITARY DOUBLE SERVICE	16.28	SMH-C1	91	PH424-HYDRANT
333183	SANITARY DOUBLE SERVICE	16.44	STR-30	185	STR-29
333026	SANITARY DOUBLE SERVICE	16.38	SMH-C1	187	STR-29

Curve #	Radius	Length	Chord	Delta	Tan	Deg (Arc)	PC Sta.	PT Sta.	PI Sta.
C18	1000.00'	701.93'	N66°53'28"W, 687.61'	40°13'04"	366.12'	5°43'46"	28+79.53	35+81.46	32+45.66
C22	150.00'	172.80'	N13°46'49"W, 163.40'	66°00'14"	97.42'	38°11'50"	27+06.73	28+79.53	28+04.15

LAZY SHORE DRIVE

SCALE: 1" = 30' HORIZONTAL
1" = 3' VERTICAL



**RECORD DATA PROVIDED BY
GEOPOINT SURVEYING, INC.**

RECORD DRAWING LEGEND

- 42.00 PROPOSED/DESIGN ELEVATION OR DIMENSION LINED THROUGH, "RECORD" ELEVATION OR DIMENSION WRITTEN IN.
- 54.8 INDICATES RECORD ELEVATION
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- 10000 INDICATES "RECORD" ITEM NUMBER

RECORD DRAWING SURVEYORS CERTIFICATION

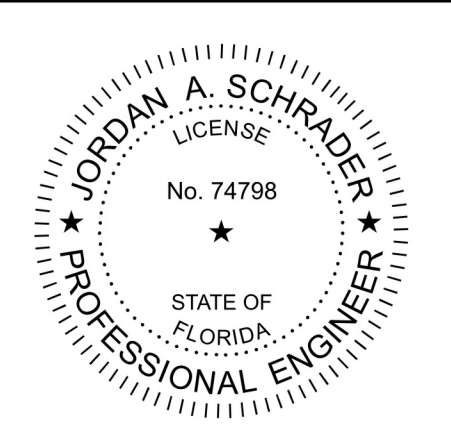
RECORD DRAWINGS
April 5, 2024
APPROVED

I HEREBY CERTIFY THAT THE RECORD LOCATIONS AND ELEVATIONS DEPICTED ON THESE RECORD DRAWINGS ARE TRUE AND CORRECT AND WERE COLLECTED IN THE FIELD BY THE SURVEYOR AND MAPPER OR A REPRESENTATIVE UNDER THE DIRECT SUPERVISION OF THE SURVEYOR AND MAPPER.

DATE OF LAST FIELD SURVEY: 03/15/2024

JUSTIN O. BRANTLEY, P.S.M.
FLORIDA CERTIFICATE NO. L56837

DATE	DESCRIPTION	BY
01-19-2024	REVISED PER RECORD COMMENT	JRD
03-19-2024	RECORD DATA BY GEOPOINT	JRD
10-22-2021	REST. JOINTS	DA
05-17-2021	INITIAL SUBMITTAL	JAS



Clearview
LAND DESIGN, P.L.
Engineering Business CA. No.: 88868
3010 W Azele St., Suite 150, Tampa, Florida 33609
Office: 813-223-3919 Fax: 813-223-3975

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DATE: 03/19/2024
JORDAN A. SCHRADER, P.E. NO. 74798
FLORIDA PROFESSIONAL ENGINEER

ROADWAY & UTILITY PLAN & PROFILE

JEN-RU-008
DESIGN: FERREIRA
DRAWN: DUNCAN
DATE: 03-19-2024
FILE: RP05

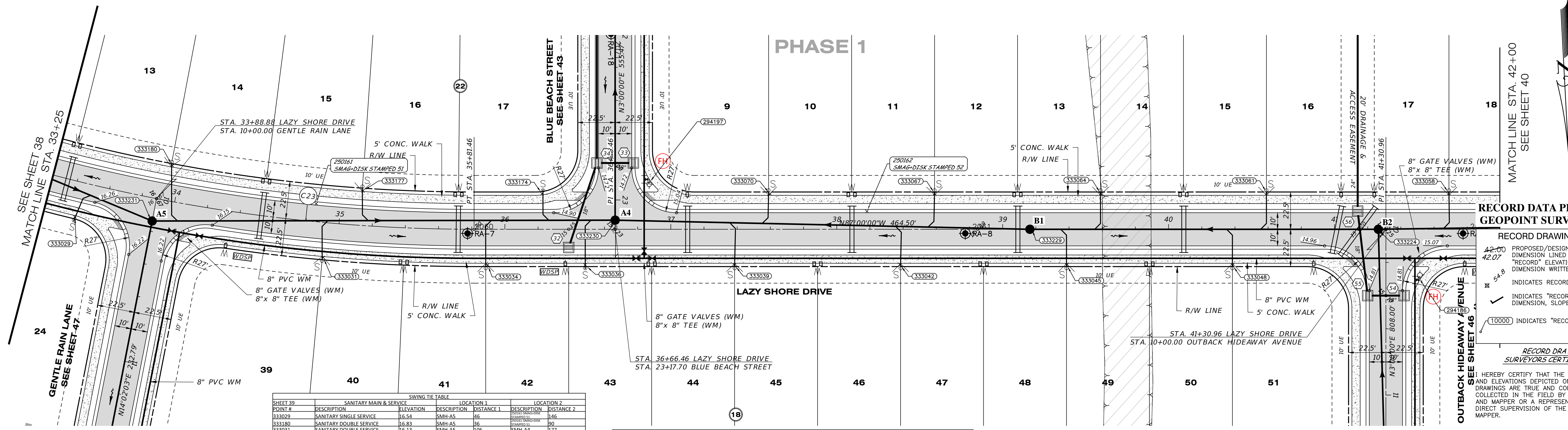
RUSTIC ROAD NORTH
PHASES 1 & 2
PHASE 1 SM ONLY

PREPARED FOR: JEN TAMPAL, LLC
C/O BANYAN LAND CAPITAL, LLC

Elevations based on North American Vertical Datum 1988 (NAVD 88)
Conversion from NAVD 88 to NGVD 29 = +1.11 Feet

SHEET 38 OF 71 SHEETS

P:\RUSTIC ROAD NORTH-SM\INSPECTION & CERT\NORTH PH 1\MASTER RECORD SET\SM\NPOD.DWG-38 ROADWAY & UTILITY PLAN & PROFILE 2024/03/19 1:33 PM JASON BROOKS



SWING TIE TABLE

SHEET #	DESCRIPTION	ELEVATION	LOCATION 1	LOCATION 2
333029	SANITARY SINGLE SERVICE	16.54	SMH-A5 46	SMH-A5 46
333180	SANITARY DOUBLE SERVICE	16.83	SMH-A5 36	SMH-A4 90
333031	SANITARY DOUBLE SERVICE	16.13	SMH-A5 106	SMH-A4 177
333177	SANITARY DOUBLE SERVICE	16.12	SMH-A4 153	SMH-A4 172
333034	SANITARY DOUBLE SERVICE	15.57	SMH-A4 82	SMH-A4 109
333174	SANITARY SINGLE SERVICE	15.29	SMH-A4 47	SMH-A4 65
333036	SANITARY SINGLE SERVICE	15.23	SMH-A4 32	SMH-A4 31
333070	SANITARY DOUBLE SERVICE	15.44	SMH-A4 95	SMH-A4 73
333039	SANITARY DOUBLE SERVICE	15.55	SMH-A4 76	SMH-A4 71
333042	SANITARY DOUBLE SERVICE	15.81	SMH-A4 174	SMH-A4 159
333067	SANITARY DOUBLE SERVICE	15.88	SMH-B1 62	SMH-B1 172
333045	SANITARY DOUBLE SERVICE	15.70	SMH-B1 90	SMH-B1 125
333064	SANITARY DOUBLE SERVICE	15.83	SMH-B2 169	SMH-B2 158
333061	SANITARY DOUBLE SERVICE	15.54	SMH-B2 71	SMH-B2 105
333048	SANITARY DOUBLE SERVICE	15.72	SMH-B2 90	SMH-B2 112
333058	SANITARY DOUBLE SERVICE	15.63	SMH-B2 48	SMH-B2 54

Curve Table: Alignments

Curve #	Radius	Length	Chord	Delta	Tan	Deg (Arc)	PC Sta.	PT Sta.	PI Sta.
C23	1000.00'	701.93'	N66°53'28"W, 687.61'	40°13'04"	366.12'	5°43'46"	28+79.53	35+81.46	32+45.66

RECORD DATA PROVIDED BY GEOPPOINT SURVEYING, INC.

RECORD DRAWING LEGEND
 PROPOSED/DESIGN ELEVATION OR DIMENSION LINED THROUGH, "RECORD" ELEVATION OR DIMENSION WRITTEN IN.
 INDICATES RECORD ELEVATION.
 INDICATES "RECORD" ELEVATION, DIMENSION, SLOPE, et cetera.
 (10000) INDICATES "RECORD" ITEM NUMBER.

RECORD DRAWING SURVEYORS CERTIFICATION

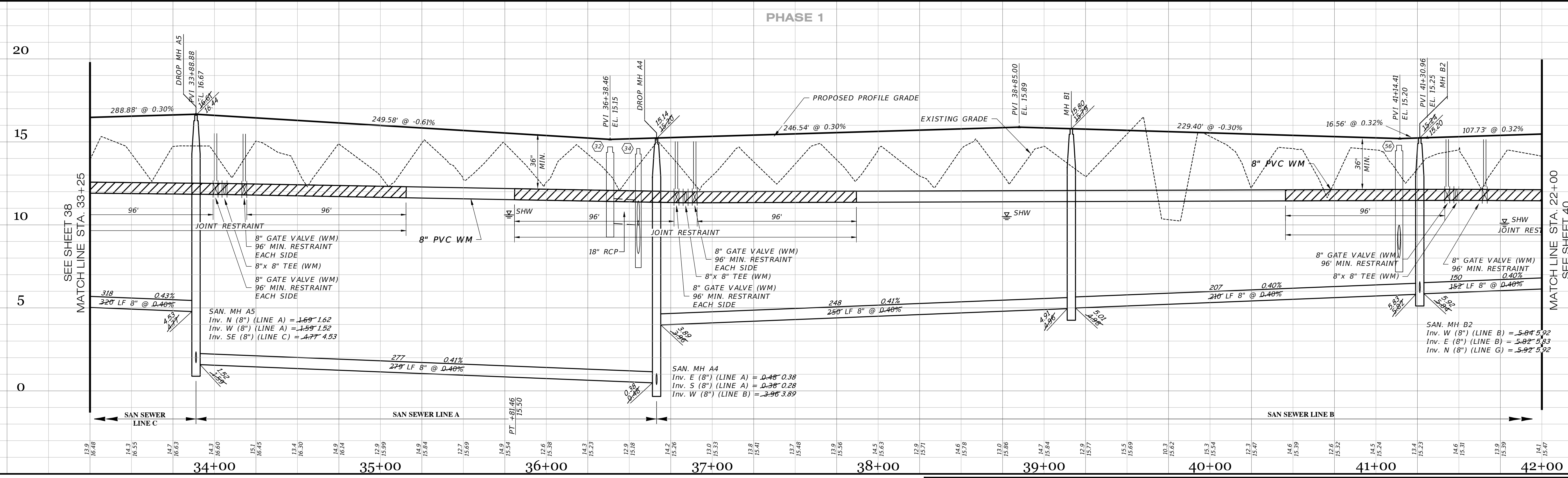
HEREBY CERTIFY THAT THE RECORD LOCATIONS AND ELEVATIONS DEPICTED ON THESE RECORD DRAWINGS ARE TRUE AND CORRECT AND WERE COLLECTED IN THE FIELD BY THE SURVEYOR AND MAPPER OR A REPRESENTATIVE UNDER THE DIRECT SUPERVISION OF THE SURVEYOR AND MAPPER.

DATE OF LAST FIELD SURVEY: 03/15/2024

JUSTIN O. BRANTLEY, P.S.M.
 FLORIDA CERTIFICATE NO. LS6837

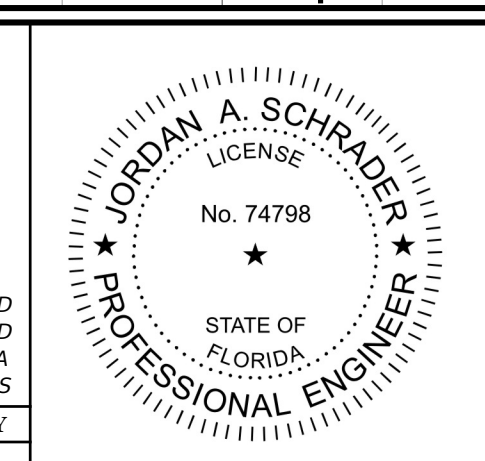
LAZY SHORE DRIVE

SCALE: 1" = 30' HORIZONTAL
 1" = 3' VERTICAL



RECORD DRAWINGS
April 5, 2024
APPROVED

DATE	DESCRIPTION	BY
03-19-2024	RECORD DATA BY GEOPPOINT	JRD
05-18-2023	SIDEWALK 2' FROM R/W @ LOT AREAS	JRD
10-22-2021	REST. JOINTS	DA
05-17-2021	INITIAL SUBMITTAL	JAS



Clearview LAND DESIGN, P.L.L.C.
 Engineering Business CA, No.: 88858
 3010 W Azele St., Suite 150, Tampa, Florida 33609
 Office: 813-223-3919 Fax: 813-223-3975

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DATE: 03/19/2024
 JORDAN A. SCHRADER, P.E. NO. 74798
 FLORIDA PROFESSIONAL ENGINEER

ROADWAY & UTILITY PLAN & PROFILE

JEN-RU-008
 DESIGN: FERREIRA
 DRAWN: DUNCAN
 DATE: 03-19-2024
 FILE: RP06

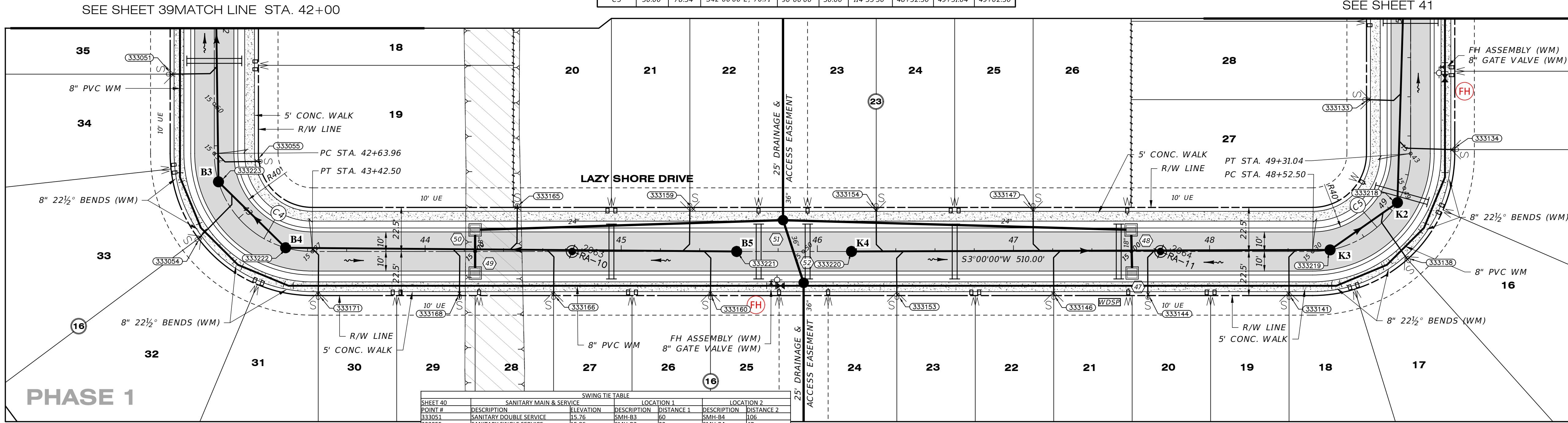
RUSTIC ROAD NORTH
PHASES 1 & 2
PHASE 1 SM ONLY

PREPARED FOR: JEN TAMP A 1, LLC
 FOR: C/O BANYAN LAND CAPITAL, LLC.
 ELEVATIONS based on North American Vertical Datum 1988 (NAVD 88)
 Conversion from NAVD 88 to NGVD 29 = +1.11 Feet

SHEET 39 OF 71 SHEETS

P:\RUSTIC ROAD NORTH-SM\INSPECTION & CERT\NORTH PH 1\MASTER RECORD SET\SM\PROJ.DWG-39 ROADWAY & UTILITY PLAN & PROFILE.PLT 2024/03/19 1:33 PM JASON BROOKS

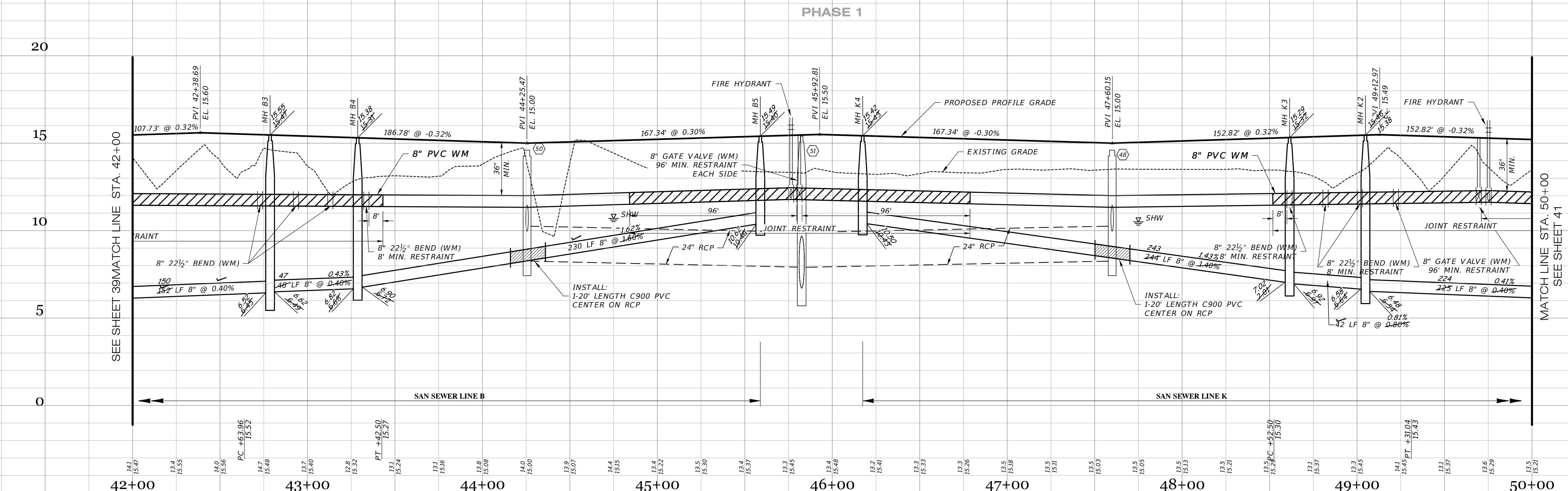
Curve Table: Alignments										
Curve #	Radius	Length	Chord	Delta	Tan	Deg (Arc)	PC Sta.	PT Sta.	PI Sta.	
C4	50.00'	78.54'	S48°00'00"W, 70.71'	90°00'00"	50.00'	114°35'30"	42+63.96	43+42.50	43+13.96	
C5	50.00'	78.54'	S42°00'00"E, 70.71'	90°00'00"	50.00'	114°35'30"	48+52.50	49+31.04	49+02.50	



SWING TIE TABLE										
POINT #	DESCRIPTION	ELEVATION	SMH-B3	SMH-B4	SMH-B5	SMH-K3	SMH-K4	SMH-K5	SMH-K6	SMH-K7
333051	SANITARY DOUBLE SERVICE	15.76								
333055	SANITARY SINGLE SERVICE	15.86								
333056	SANITARY DOUBLE SERVICE	15.71								
333171	SANITARY DOUBLE SERVICE	15.59								
333168	SANITARY SINGLE SERVICE	15.27								
333165	SANITARY SINGLE SERVICE	15.25								
333166	SANITARY DOUBLE SERVICE	15.35								
333159	SANITARY DOUBLE SERVICE	15.41								
333160	SANITARY DOUBLE SERVICE	15.53								
333154	SANITARY DOUBLE SERVICE	15.59								
333153	SANITARY DOUBLE SERVICE	15.66								
333147	SANITARY DOUBLE SERVICE	15.31								
333146	SANITARY DOUBLE SERVICE	15.24								
333144	SANITARY SINGLE SERVICE	15.24								
333141	SANITARY DOUBLE SERVICE	15.44								
333138	SANITARY DOUBLE SERVICE	15.55								
333134	SANITARY DOUBLE SERVICE	15.51								
333133	SANITARY DOUBLE SERVICE	15.50								

LAZY SHORE DRIVE

SCALE: 1" = 30' HORIZONTAL
1" = 3' VERTICAL



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RECORD DRAWING LEGEND

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- INDICATES "RECORD" ELEVATION, DIMENSION, SLOPE, et cetera.
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RECORD DRAWING SURVEYORS CERTIFICATION

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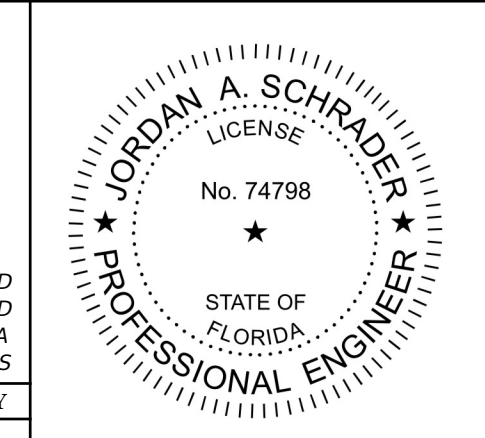
DATE OF LAST FIELD SURVEY: 03/01/2024

RECORD DRAWINGS

April 5, 2024

APPROVED

DATE	DESCRIPTION	BY
03-19-2024	RECORD DATA BY GEOPOINT	JRD
05-18-2023	SIDEWALK 2' FROM R/W @ LOT AREAS	JRD
10-22-2021	REST. JOINTS	DA
05-17-2021	INITIAL SUBMITTAL	JAS



Clearview LAND DESIGN, P.L.

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DATE: 03/19/2024
JORDAN A. SCHRADER, P.E. NO. 74798
FLORIDA PROFESSIONAL ENGINEER

ROADWAY & UTILITY PLAN & PROFILE

RUSTIC ROAD NORTH

PHASES 1 & 2

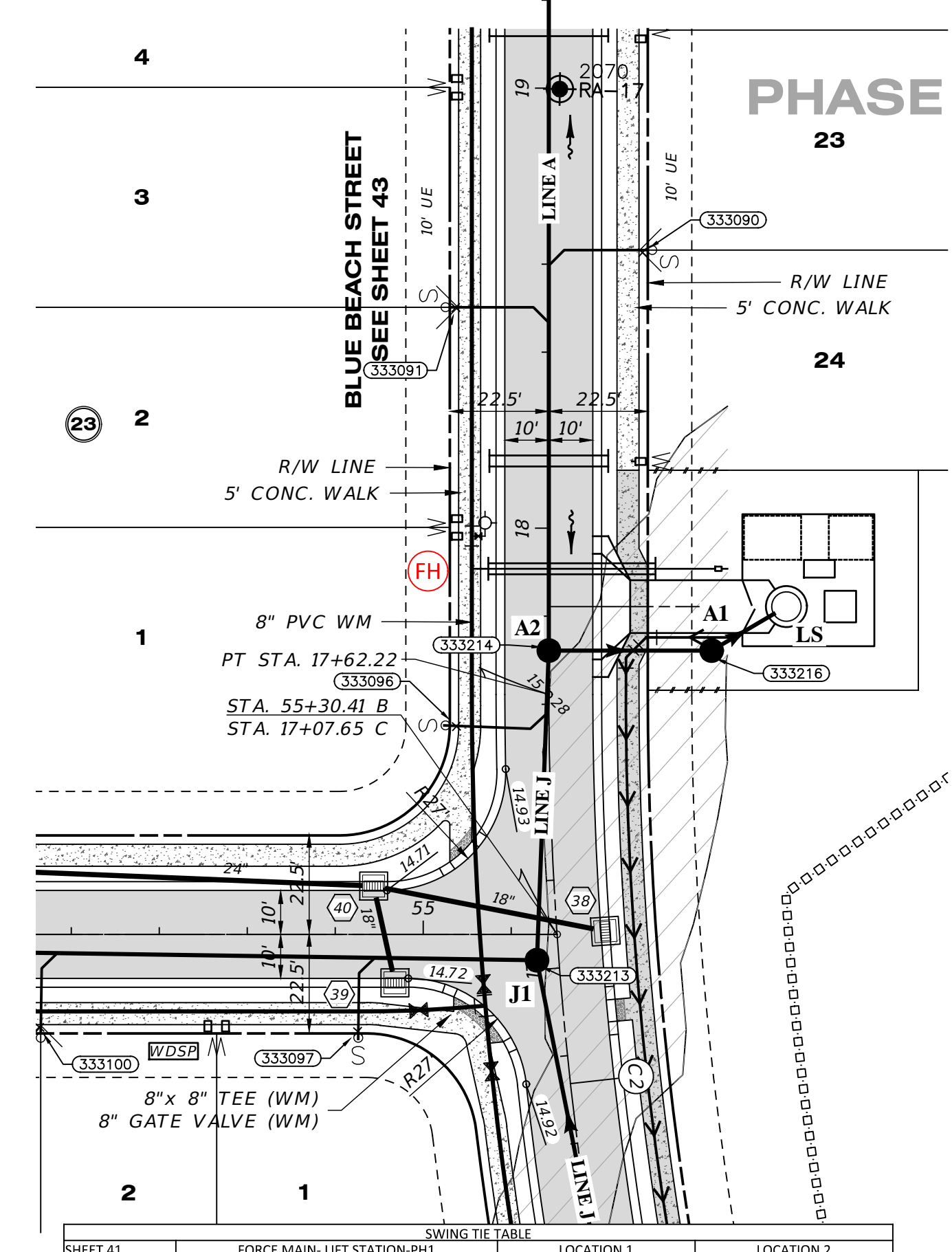
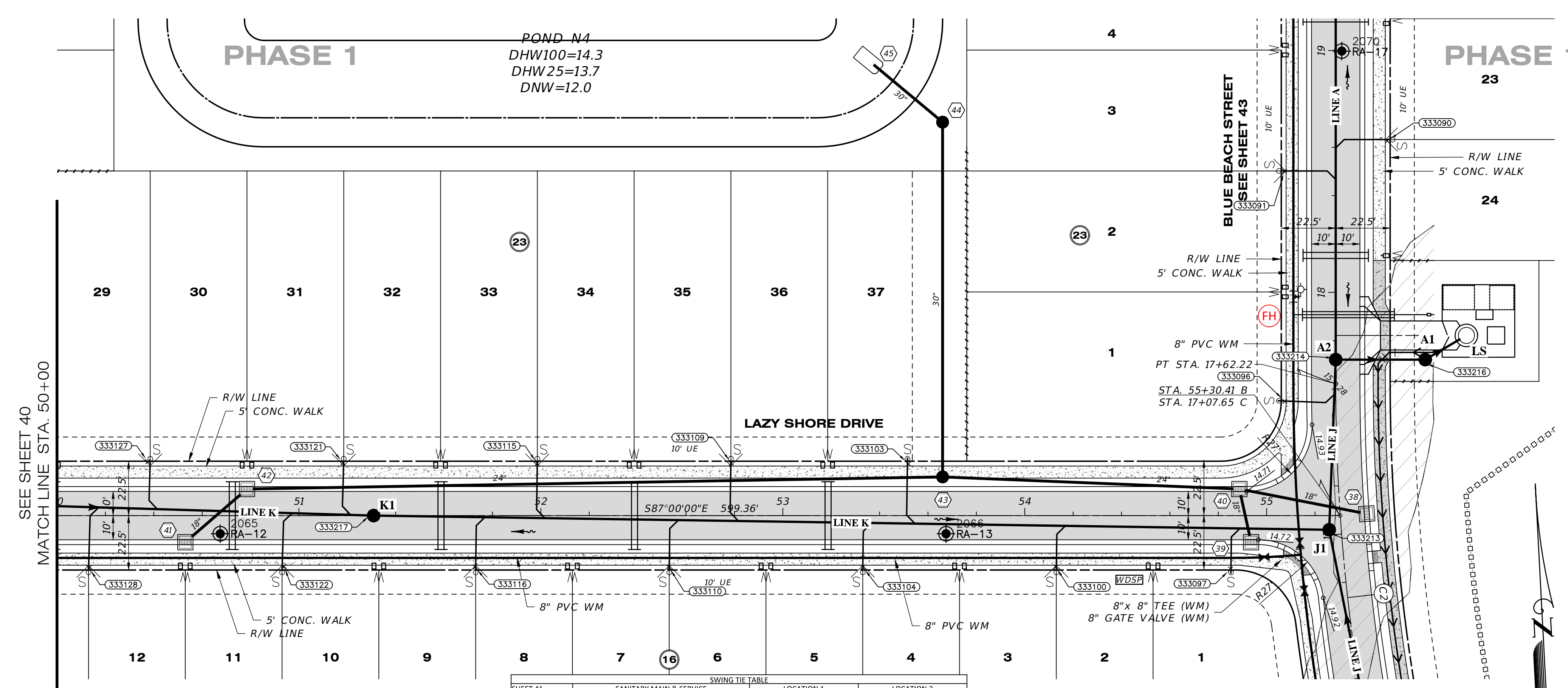
PHASE 1 SM ONLY

JOB NO. JEN-RU-008
DESIGN FERREIRA
DRAWN DUNCAN
DATE 03-19-2024
FILE RP07

PREPARED FOR: C/O BANYAN LAND CAPITAL, LLC.
Elevations based on North American Vertical Datum 1988 (NAVD 88)
Conversion from NAVD 88 to NGVD 29 = +1.11 Feet

SHEET 40 OF 71 SHEETS

P:\RUSTIC ROAD NORTH - SP\INSPECTION & CERT\NORTH PH 1\MASTER RECORD SET\SM\RP07.DWG-40 ROADWAY & UTILITY PLAN & PROFILE 2024/03/19 1:34 PM JASON BROOKS

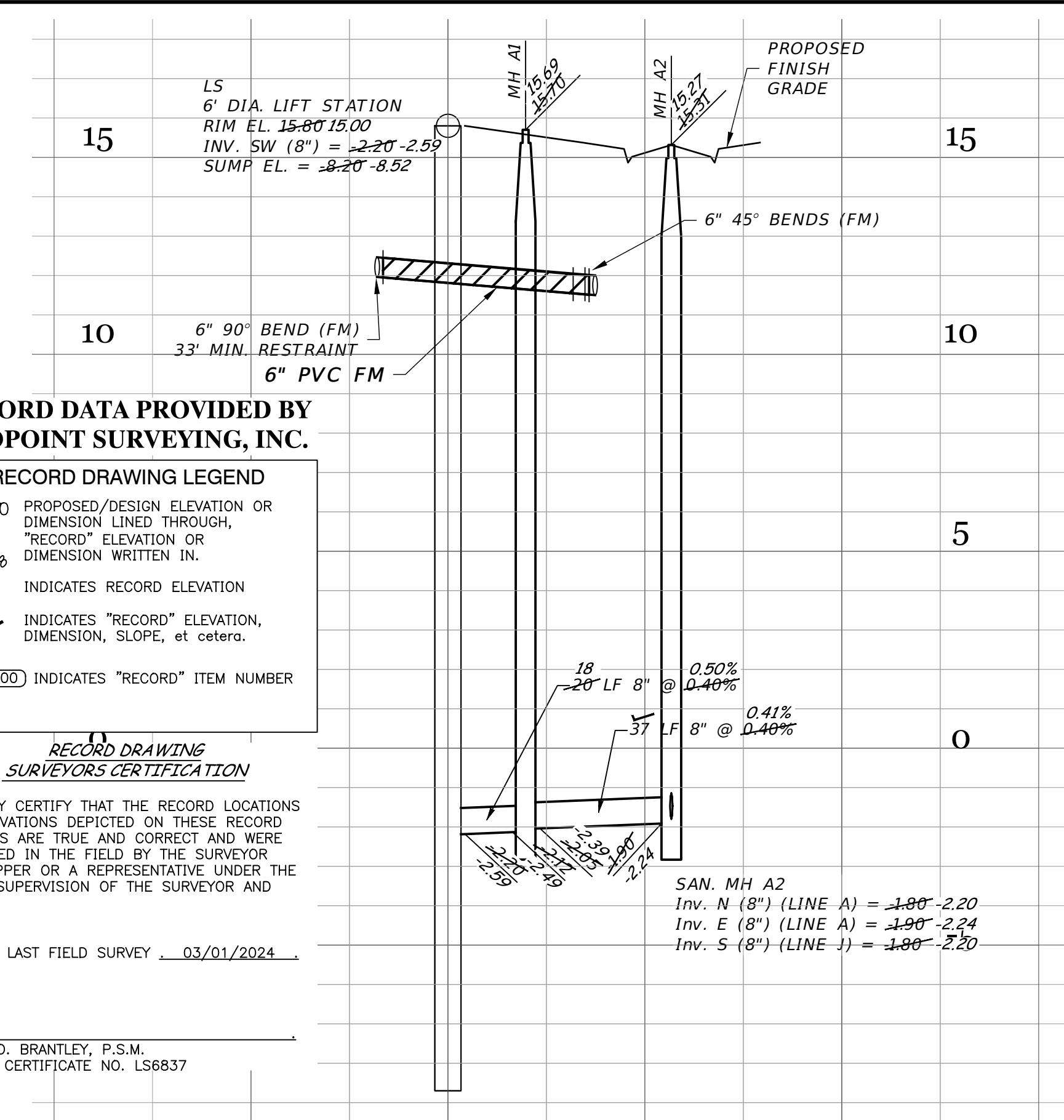
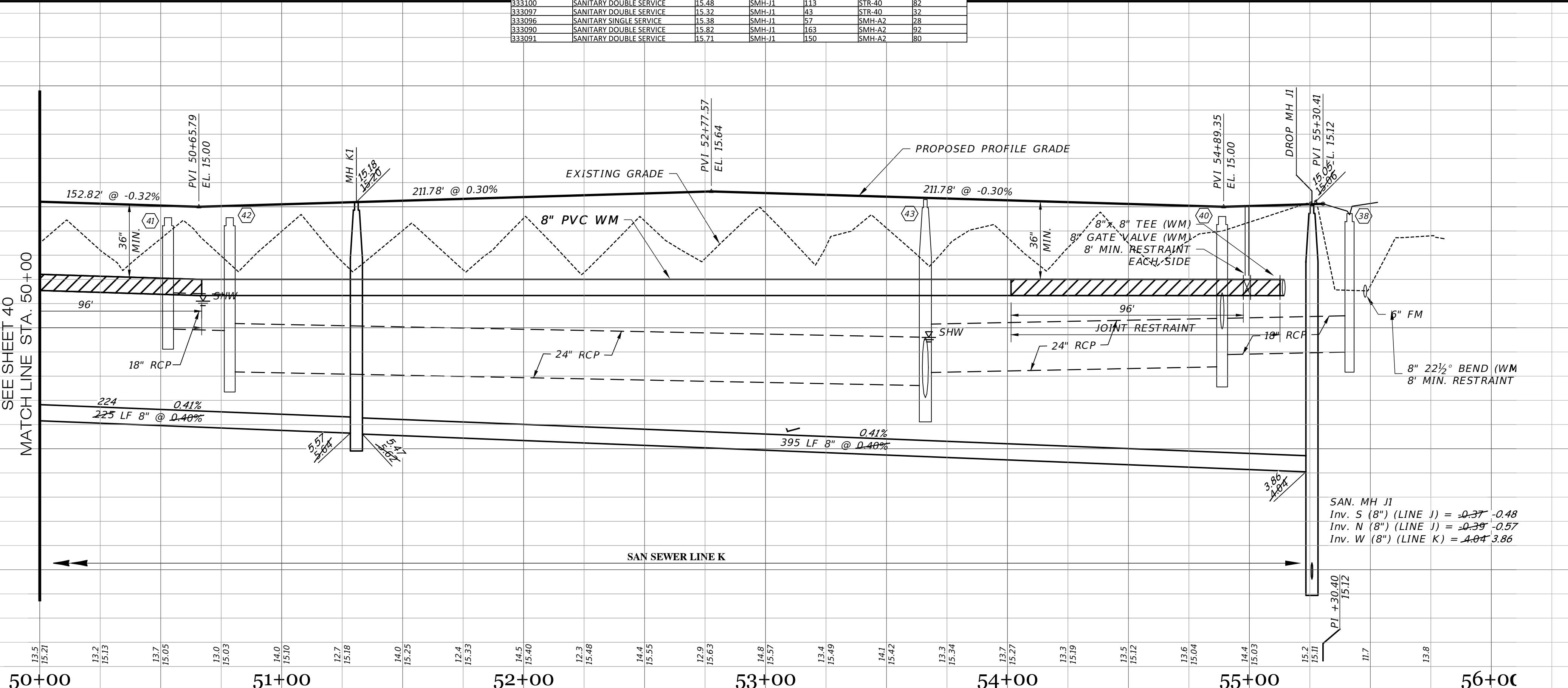


SWING TIE TABLE

SHEET #	SANITARY MAIN & SERVICE		LOCATION 1		LOCATION 2	
	POINT #	DESCRIPTION	ELEVATION	DESCRIPTION	DISTANCE 1	DISTANCE 2
333128	SANITARY DOUBLE SERVICE	15.30	SMH-K1	119	STR-42	172
333127	SANITARY DOUBLE SERVICE	15.23	SMH-K1	195	STR-42	143
333121	SANITARY DOUBLE SERVICE	15.14	SMH-K1	24	STR-42	41
333122	SANITARY DOUBLE SERVICE	15.40	SMH-K1	42	STR-42	34
333115	SANITARY DOUBLE SERVICE	15.65	SMH-K1	172	STR-42	120
333116	SANITARY DOUBLE SERVICE	15.57	SMH-K1	48	STR-42	99
333109	SANITARY DOUBLE SERVICE	15.82	SMH-K1	150	STR-42	200
333110	SANITARY DOUBLE SERVICE	15.73	SMH-K1	125	STR-42	177
333103	SANITARY SINGLE SERVICE	15.49	SMH-J1	175	STR-40	137
333104	SANITARY DOUBLE SERVICE	15.75	SMH-J1	199	STR-40	159
333100	SANITARY DOUBLE SERVICE	15.48	SMH-J1	113	STR-40	82
333097	SANITARY DOUBLE SERVICE	15.32	SMH-J1	43	STR-40	32
333096	SANITARY SINGLE SERVICE	15.38	SMH-J1	57	SMH-A2	28
333090	SANITARY DOUBLE SERVICE	15.82	SMH-J1	163	SMH-A2	92
333091	SANITARY DOUBLE SERVICE	15.71	SMH-J1	150	SMH-A2	80

LAZY SHORE DRIVE SCALE: 1" = 30' HORIZONTAL
1" = 3' VERTICAL

BLUE BEACH STREET SCALE: 1" = 30' HORIZONTAL
1" = 3' VERTICAL



RECORD DATA PROVIDED BY GEOPPOINT SURVEYING, INC.

- RECORD DRAWING LEGEND**
- 42-00 42.07 RECORD DESIGN ELEVATION OR DIMENSION LINED THROUGH, "RECORD" ELEVATION OR DIMENSION WRITTEN IN.
 - 54.8 INDICATES RECORD ELEVATION
 - ✓ INDICATES "RECORD" ELEVATION, DIMENSION, SLOPE, et cetera.
 - 10000 INDICATES "RECORD" ITEM NUMBER

RECORD DRAWING SURVEYORS CERTIFICATION

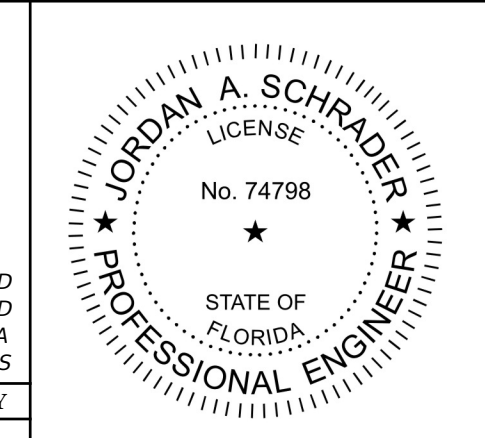
I HEREBY CERTIFY THAT THE RECORD LOCATIONS AND ELEVATIONS DEPICTED ON THESE RECORD DRAWINGS ARE TRUE AND CORRECT AND WERE COLLECTED IN THE FIELD BY THE SURVEYOR AND MAPPER OR A REPRESENTATIVE UNDER THE DIRECT SUPERVISION OF THE SURVEYOR AND MAPPER.

DATE OF LAST FIELD SURVEY: 03/01/2024

JUSTIN O. BRANTLEY, P.S.M.
FLORIDA CERTIFICATE NO. LS6837

RECORD DRAWINGS
April 5, 2024
APPROVED

DATE	DESCRIPTION	BY
03-19-2024	RECORD DATA BY GEOPPOINT	JRD
05-18-2023	SIDEWALK 2' FROM R/W @ LOT AREAS	JRD
10-22-2021	REST. JOINTS, LS DIA.	DA
05-17-2021	INITIAL SUBMITTAL	JAS



Clearview
LAND DESIGN, P.L.
Engineering Business CA. No.: 88958
3010 W Azeele St., Suite 150, Tampa, Florida 33609
Office: 813-223-3919 Fax: 813-223-3975

This item has been digitally signed and sealed by JORDAN A. SCHRADER, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

DATE: 03/19/2024
JORDAN A. SCHRADER, P.E. NO. 74798
FLORIDA PROFESSIONAL ENGINEER

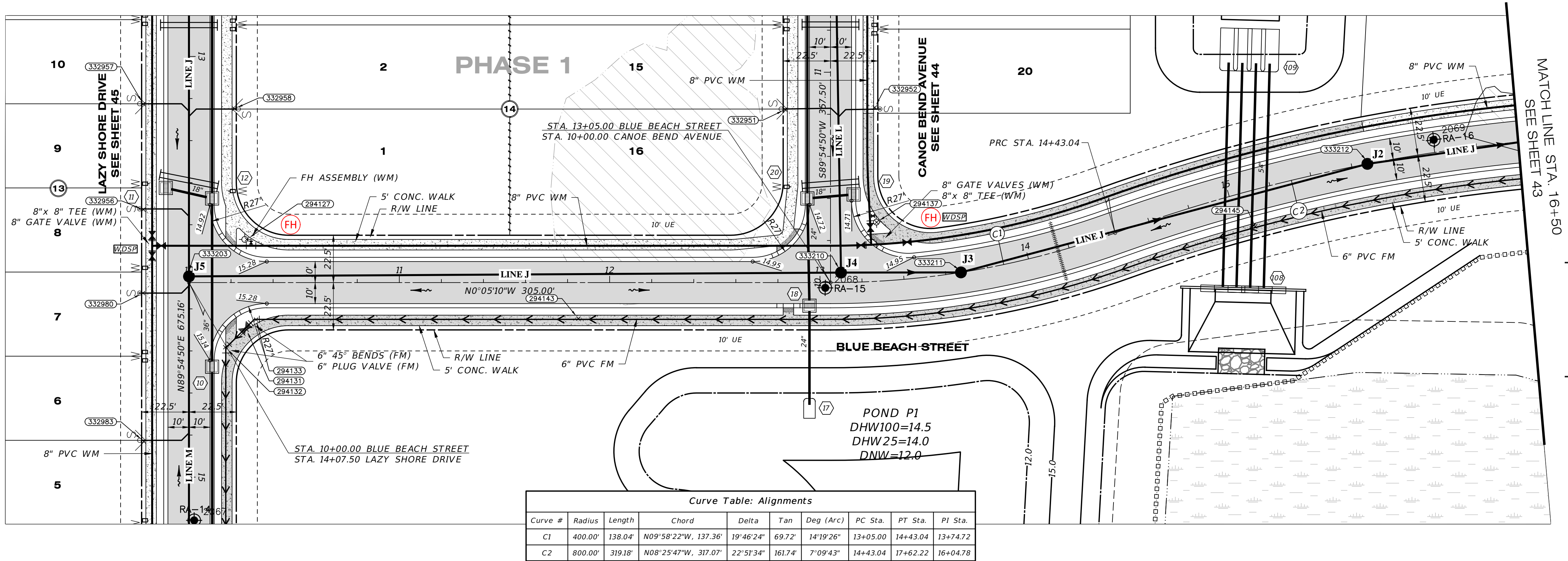
ROADWAY & UTILITY PLAN & PROFILE

JOB NO.: JEN-RU-008
DESIGN: FERREIRA
DRAWN: DUNCAN
DATE: 03-19-2024
FILE: RPOB

RUSTIC ROAD NORTH
PHASES 1 & 2
PHASE 1 SM ONLY

PREPARED FOR: JEN TAMPA 1, LLC
C/O BANYAN LAND CAPITAL, LLC.
Elevations based on North American Vertical Datum 1988 (NAVD 88)
Conversion from NAVD 88 to NGVD 29 = +1.11 Feet

SHEET 41 OF 71 SHEETS



Curve Table: Alignments

Curve #	Radius	Length	Chord	Delta	Tan	Deg (Arc)	PC Sta.	PT Sta.	PI Sta.
C1	400.00'	138.04'	N09°58'22"W, 137.36'	19°46'24"	69.72'	14°19'26"	13+05.00	14+43.04	13+74.72
C2	800.00'	319.18'	N08°25'47"W, 317.07'	22°51'34"	161.74'	7°09'43"	14+43.04	17+62.22	16+04.78

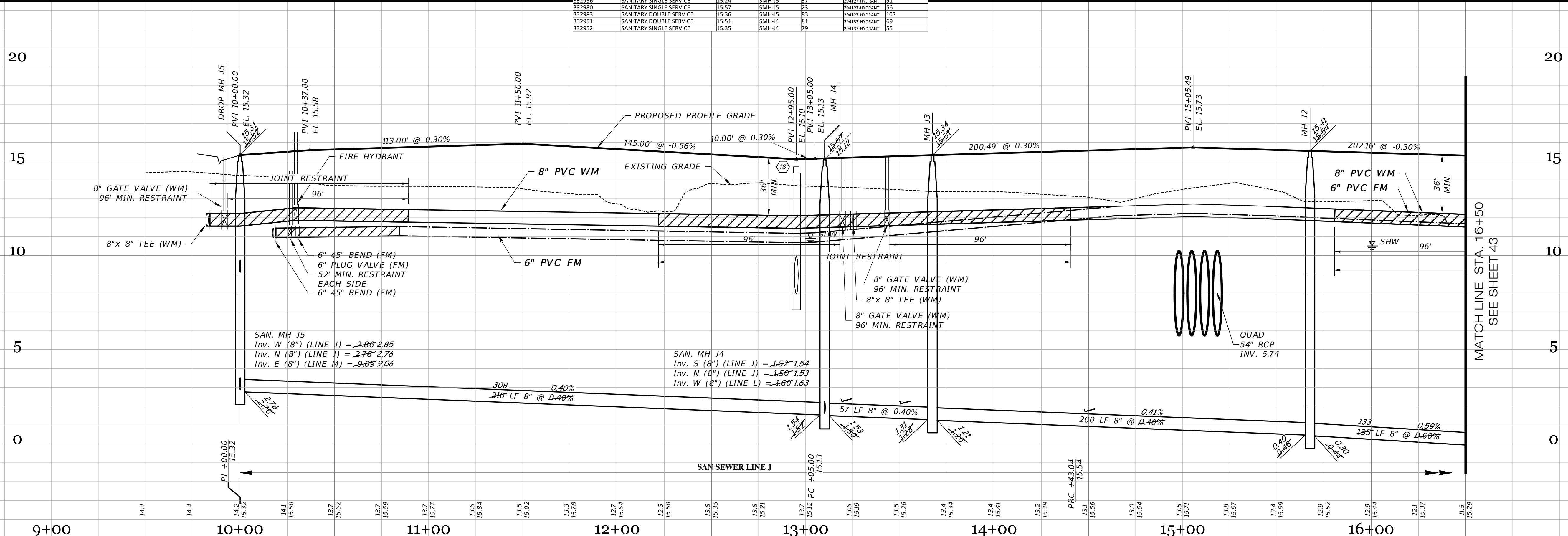
SHWING TIE TABLE

SHEET #	DESCRIPTION	ELEVATION	DESCRIPTION	DISTANCE 1	DESCRIPTION	DISTANCE 2
294132	FORCE MAIN BEND 6"	11.12	SMH-J5	89	294127-HYDRANT	52
294131	FORCE MAIN GATE VALVE 6"	12.36	SMH-J5	88	294127-HYDRANT	43
294133	FORCE MAIN BEND 6"	11.37	SMH-J5	89	294127-HYDRANT	38
294133	FORCE MAIN TOP 6"	11.24	SMH-J5	87	294127-HYDRANT	162
294145	FORCE MAIN TOP 6"	12.35	SMH-J2	62	SMH-J3	141
332958	SANITARY DOUBLE SERVICE	15.29	SMH-J5	81	294127-HYDRANT	62
332957	SANITARY DOUBLE SERVICE	15.33	SMH-J5	83	294127-HYDRANT	81
332956	SANITARY SINGLE SERVICE	15.24	SMH-J5	87	294127-HYDRANT	51
332980	SANITARY SINGLE SERVICE	15.57	SMH-J5	83	294127-HYDRANT	56
332983	SANITARY DOUBLE SERVICE	15.36	SMH-J5	83	294127-HYDRANT	107
332951	SANITARY DOUBLE SERVICE	15.51	SMH-J4	81	294127-HYDRANT	59
332952	SANITARY SINGLE SERVICE	15.35	SMH-J4	79	294127-HYDRANT	55

RECORD DRAWINGS
April 5, 2024
APPROVED

BLUE BEACH STREET

SCALE: 1" = 30' HORIZONTAL
 1" = 3' VERTICAL



RECORD DATA PROVIDED BY GEOPOINT SURVEYING, INC.

RECORD DRAWING LEGEND

- 42.00 PROPOSED/DESIGN ELEVATION OR DIMENSION LINED THROUGH, "RECORD" ELEVATION OR DIMENSION WRITTEN IN.
- 42.07
- 5A.B INDICATES RECORD ELEVATION
- ✓ INDICATES "RECORD" ELEVATION, DIMENSION, SLOPE, et cetera.
- 10000 INDICATES "RECORD" ITEM NUMBER

RECORD DRAWING SURVEYORS CERTIFICATION

I HEREBY CERTIFY THAT THE RECORD LOCATIONS AND ELEVATIONS DEPICTED ON THESE RECORD DRAWINGS ARE TRUE AND CORRECT AND WERE COLLECTED IN THE FIELD BY THE SURVEYOR AND MAPPER OR A REPRESENTATIVE UNDER THE DIRECT SUPERVISION OF THE SURVEYOR AND MAPPER.

DATE OF LAST FIELD SURVEY: 03/15/2024

JUSTIN O. BRANTLEY, P.S.M.
 FLORIDA CERTIFICATE NO. LS6837

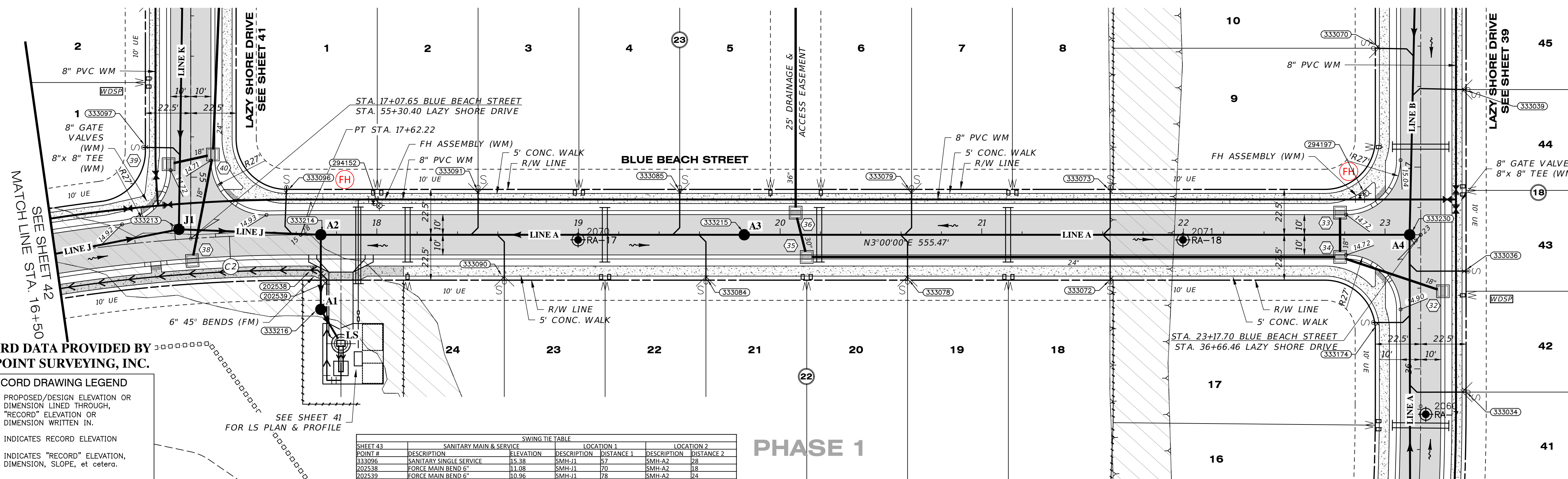
Clearview LAND DESIGN, P.L. Engineering Business CA. No.: 88858 3010 W Azeele St., Suite 150, Tampa, Florida 33609 Office: 813-223-3919 Fax: 813-223-3975		ROADWAY & UTILITY PLAN & PROFILE RUSTIC ROAD NORTH PHASES 1 & 2 PHASE 1 SM ONLY	
JOB NO. JEN-RU-008 DESIGN FERREIRA DRAWN DUNCAN DATE 03-19-2024 FILE RP09		PREPARED FOR: C/O BANYAN LAND CAPITAL, LLC. ELEVATIONS based on North American Vertical Datum 1988 (NAVD 88) Conversion from NAVD 88 to NGVD 29 = +1.11 Feet SHEET 42 OF 71 SHEETS	
03-19-2024 RECORD DATA BY GEOPOINT 05-18-2022 SIDEWALK 2' FROM R/W @ LOT AREAS 04-19-2022 4" FM REVISED TO 6" FM 11-05-2021 REMOVE ARV LABELS 10-22-2021 REST JOINTS 05-17-2021 INITIAL SUBMITTAL		JRD JRD T/JF DA JAS	
DATE DESCRIPTION REVISIONS BY			
This item has been digitally signed and sealed by JORDAN A. SCHRADER, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.		DATE: 03/19/2024 JORDAN A. SCHRADER, P.E. NO. 74798 FLORIDA PROFESSIONAL ENGINEER	



RECORD DRAWINGS

April 5, 2024

APPROVED



RECORD DATA PROVIDED BY GEOPOINT SURVEYING, INC.

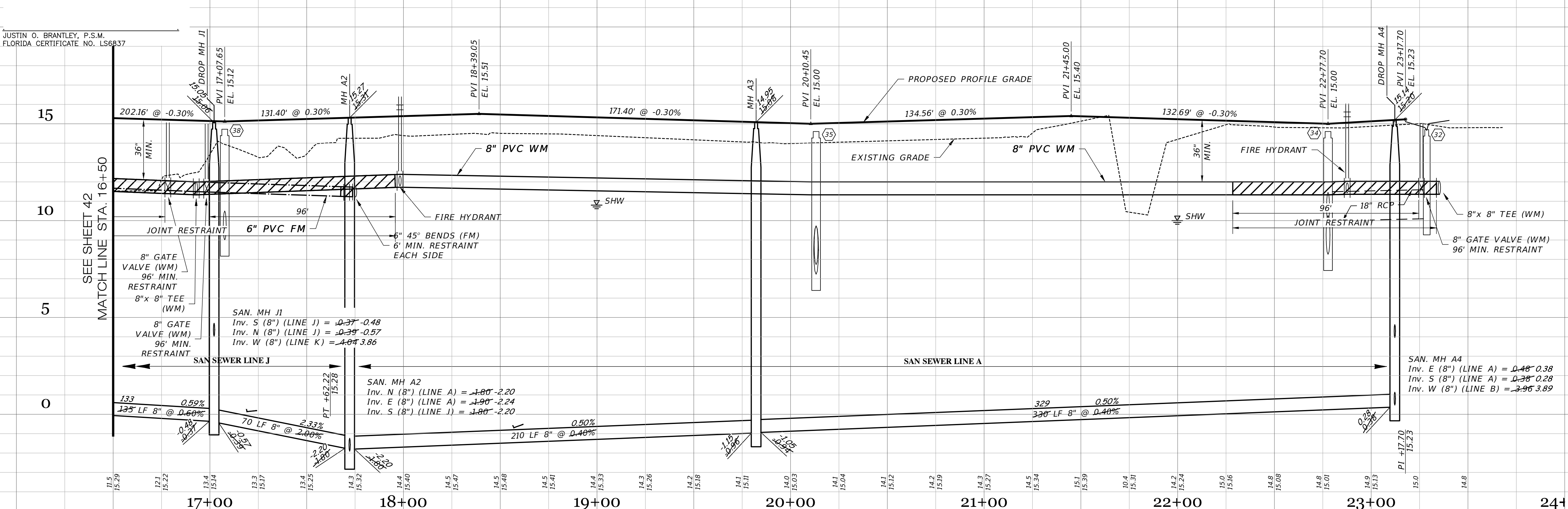
RECORD DRAWING LEGEND table with symbols for proposed/design elevation, record elevation, and record item numbers.

SWING TIE TABLE with columns for SHEET #, POINT #, DESCRIPTION, ELEVATION, LOCATION 1, LOCATION 2, and DISTANCE.

RECORD DRAWINGS SURVEYORS CERTIFICATION. I HEREBY CERTIFY THAT THE RECORD LOCATIONS AND ELEVATIONS DEPICTED ON THESE RECORD DRAWINGS ARE TRUE AND CORRECT AND WERE COLLECTED IN THE FIELD BY THE SURVEYOR AND MAPPER OR A REPRESENTATIVE UNDER THE DIRECT SUPERVISION OF THE SURVEYOR AND MAPPER.

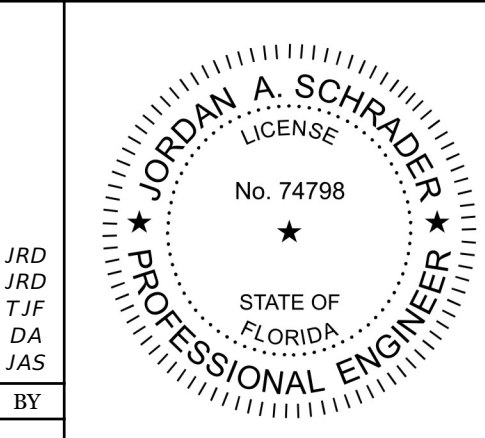
DATE OF LAST FIELD SURVEY 03/15/2024

JUSTIN O. BRANTLEY, P.S.M. FLORIDA CERTIFICATE NO. LS6837



BLUE BEACH STREET

SCALE: 1" = 30' HORIZONTAL, 1" = 3' VERTICAL

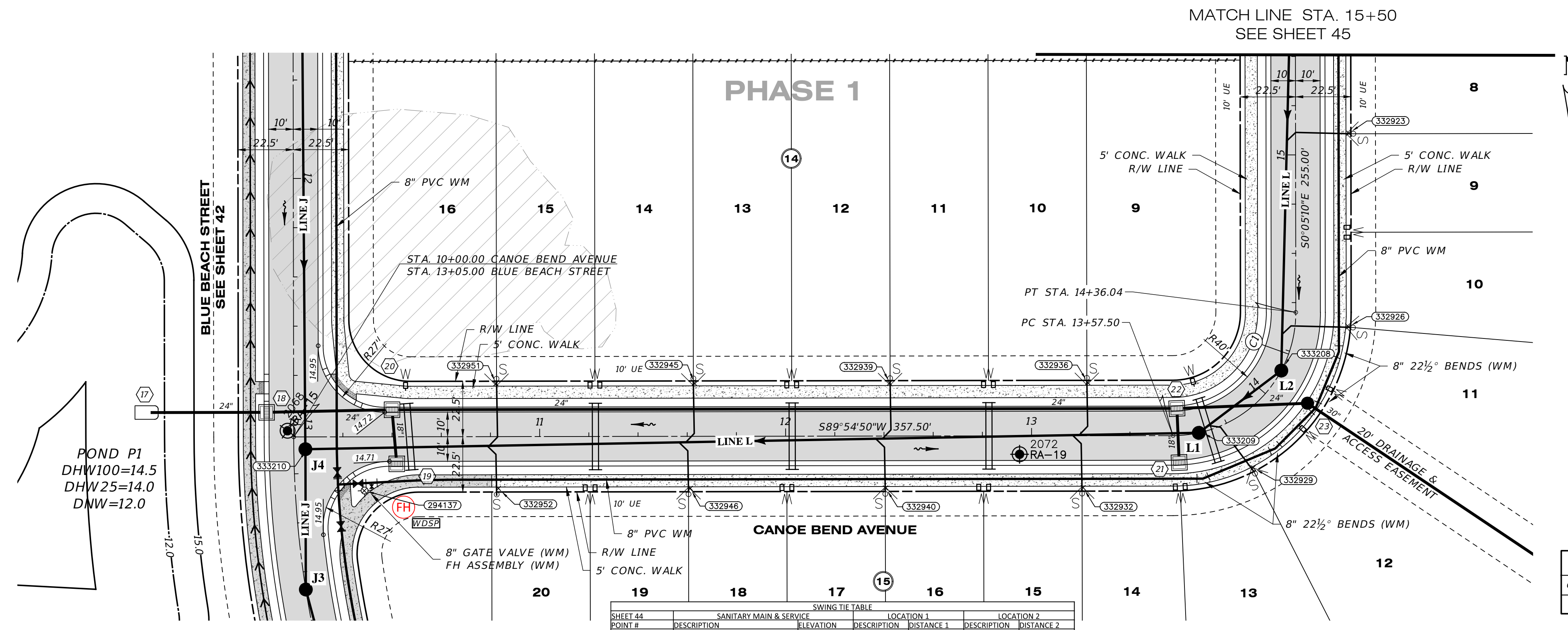


Clearview LAND DESIGN, P.L. Engineering Business C.A. No.: 88868 3010 W Azeele St., Suite 150, Tampa, Florida 33609 Office: 813-223-3919 Fax: 813-223-3975

ROADWAY & UTILITY PLAN & PROFILE RUSTIC ROAD NORTH PHASES 1 & 2 PHASE 1 SM ONLY

Revision table with columns for DATE, DESCRIPTION, and BY.

PHASE 1 RUSTIC ROAD NORTH - SP-INSPECTION & CERT-NORTH PH 1-MASTER RECORD SET-CAV RPT.DWG-43 ROADWAY & UTILITY PLAN & PROFILE PLAN & PROFILE 2024/03/19 1:35 PM JASON BROOKS



RECORD DRAWINGS
April 5, 2024
APPROVED

Curve Table: Alignments

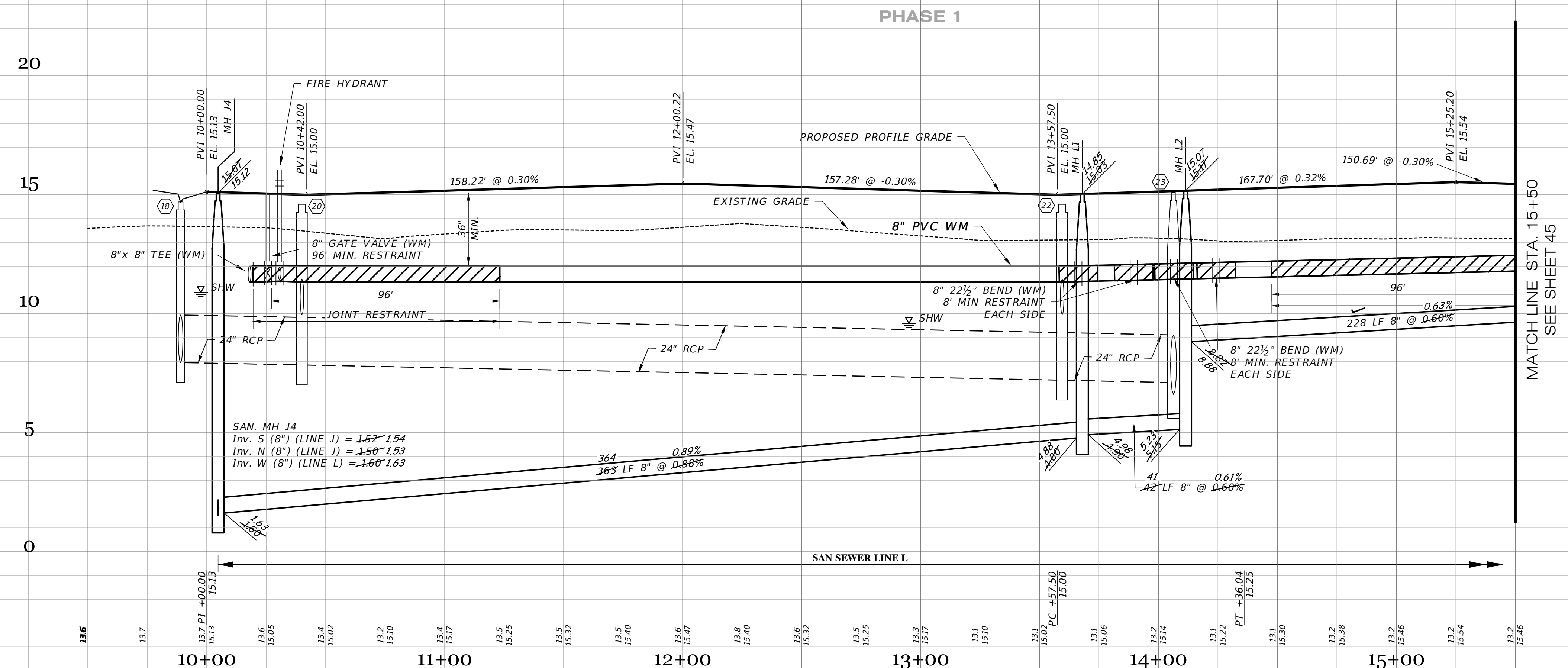
Curve #	Radius	Length	Chord	Delta	Tan	Deg (Arc)	PC Sta.	PT Sta.	PI Sta.
C1	50.00'	78.54'	54'4"54"50"W, 70.71'	90°00'00"	50.00'	114°35'30"	13+57.50	14+36.04	14+07.50

SWING TIE TABLE

POINT #	LOCATION 1		LOCATION 2	
	DESCRIPTION	ELEVATION	DESCRIPTION	DISTANCE
332951	SANITARY DOUBLE SERVICE	15.51	SMH-J4	81
332952	SANITARY SINGLE SERVICE	15.35	SMH-J4	79
332953	SANITARY DOUBLE SERVICE	15.65	SMH-J4	159
332954	SANITARY DOUBLE SERVICE	15.48	SMH-J4	156
332955	SANITARY DOUBLE SERVICE	15.61	SMH-L2	160
332956	SANITARY DOUBLE SERVICE	15.44	SMH-L2	169
332957	SANITARY DOUBLE SERVICE	15.36	SMH-L2	179
332958	SANITARY DOUBLE SERVICE	15.33	SMH-L2	195
332959	SANITARY DOUBLE SERVICE	15.42	SMH-L2	182
332960	SANITARY DOUBLE SERVICE	15.44	SMH-L2	192
332961	SANITARY DOUBLE SERVICE	16.25	SMH-L2	199

CANOE BEND AVENUE

SCALE: 1" = 30' HORIZONTAL
 1" = 3' VERTICAL



RECORD DATA PROVIDED BY GEOPOINT SURVEYING, INC.

RECORD DRAWING LEGEND

- 42.00 PROPOSED/DESIGN ELEVATION OR DIMENSION LINED THROUGH, "RECORD" ELEVATION OR DIMENSION WRITTEN IN.
- 5A-B INDICATES RECORD ELEVATION
- ✓ INDICATES "RECORD" ELEVATION, DIMENSION, SLOPE, et cetera.
- (10000) INDICATES "RECORD" ITEM NUMBER

RECORD DRAWING SURVEYORS CERTIFICATION

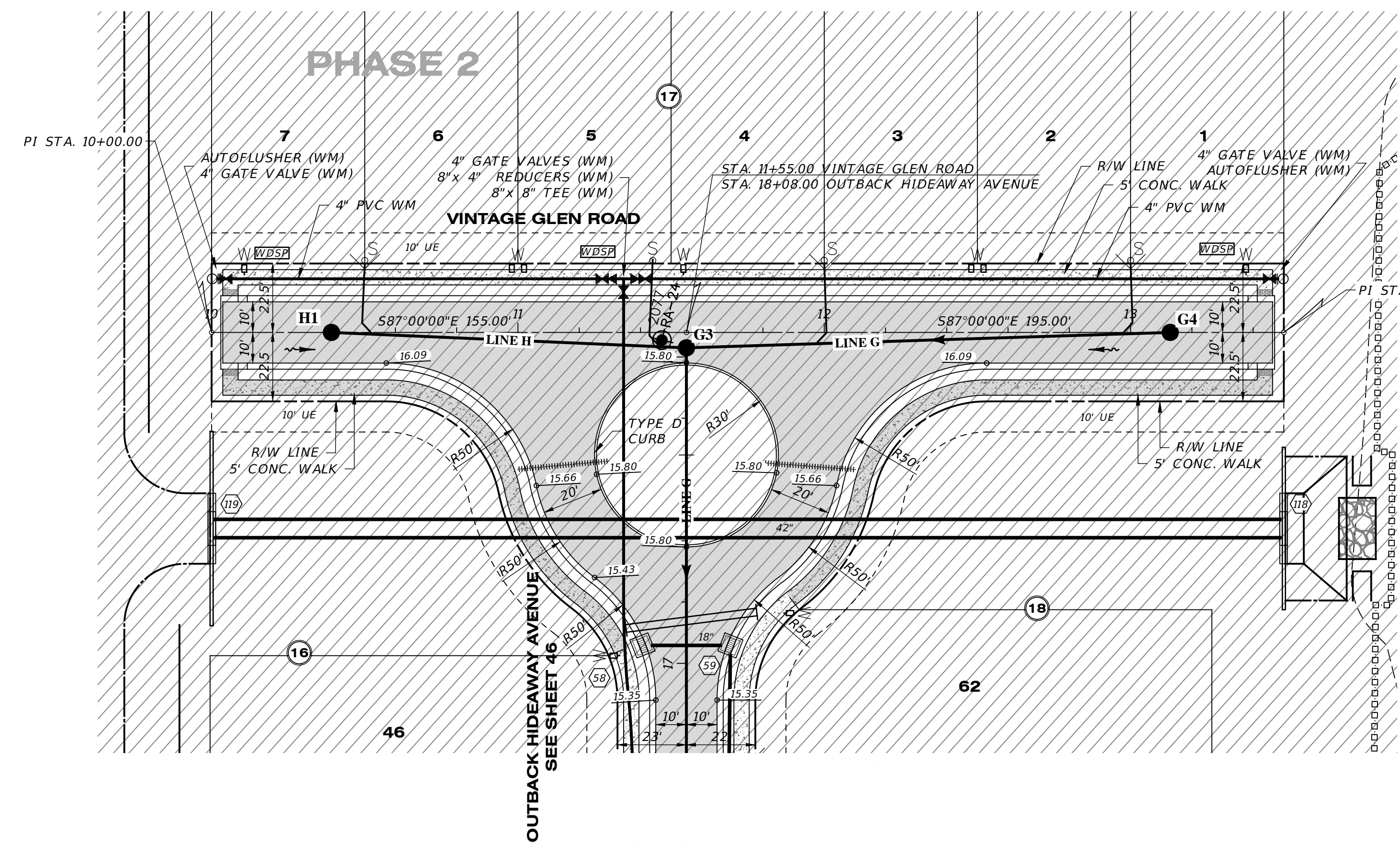
I HEREBY CERTIFY THAT THE RECORD LOCATIONS AND ELEVATIONS DEPICTED ON THESE RECORD DRAWINGS ARE TRUE AND CORRECT AND WERE COLLECTED IN THE FIELD BY THE SURVEYOR AND MAPPER OR A REPRESENTATIVE UNDER THE DIRECT SUPERVISION OF THE SURVEYOR AND MAPPER.

DATE OF LAST FIELD SURVEY: 03/15/2024

JUSTIN O. BRANTLEY, P.S.M.
 FLORIDA CERTIFICATE NO. LS6837

Clearview LAND DESIGN, P.L. Engineering Business C.A. No.: 88958 3010 W Azeele St., Suite 150, Tampa, Florida 33609 Office: 813-223-3919 Fax: 813-223-3975		ROADWAY & UTILITY PLAN & PROFILE JOB NO. JEN-RU-008 DESIGN FERREIRA DRAWN DUNCAN DATE 03-19-2024 FILE RP11	
03-19-2024 RECORD DATA BY GEOPOINT 05-18-2023 SIDEWALK 2' FROM R/W @ LOT AREAS 11-05-2021 REMOVED FH & GV IN PROF. 10-22-2021 REST. JOINTS 05-17-2021 INITIAL SUBMITTAL		RUSTIC ROAD NORTH PHASES 1 & 2 - PHASE 1 SM ONLY PREPARED FOR: JEN TAMPA 1, LLC FOR: C/O BANYAN LAND CAPITAL, LLC. DATE: 03/19/2024 Elevations based on North American Vertical Datum 1988 (NAVD 88) Conversion from NAVD 88 to NGVD 29 = +1.11 Feet	
DATE DESCRIPTION REVISIONS BY JRD JRD DA JAS		JORDAN A. SCHRADER, P.E. LICENSE No. 74798 STATE OF FLORIDA PROFESSIONAL ENGINEER	
This item has been digitally signed and sealed by JORDAN A. SCHRADER, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.		JORDAN A. SCHRADER, P.E. NO. 74798 FLORIDA PROFESSIONAL ENGINEER	

P:\RUSTIC ROAD NORTH - SP\INSPECTION & CERT\NORTH PH 1\MASTER RECORD SET\SM CAN RP11.DWG-44 ROADWAY & UTILITY PLAN & PROFILE 2024/03/19 1:35 PM JASON BROOKS



VINTAGE GLEN ROAD

SCALE: 1" = 30' HORIZONTAL
1" = 3' VERTICAL

**RECORD DATA PROVIDED BY
GEOPOINT SURVEYING, INC.**

RECORD DRAWING LEGEND

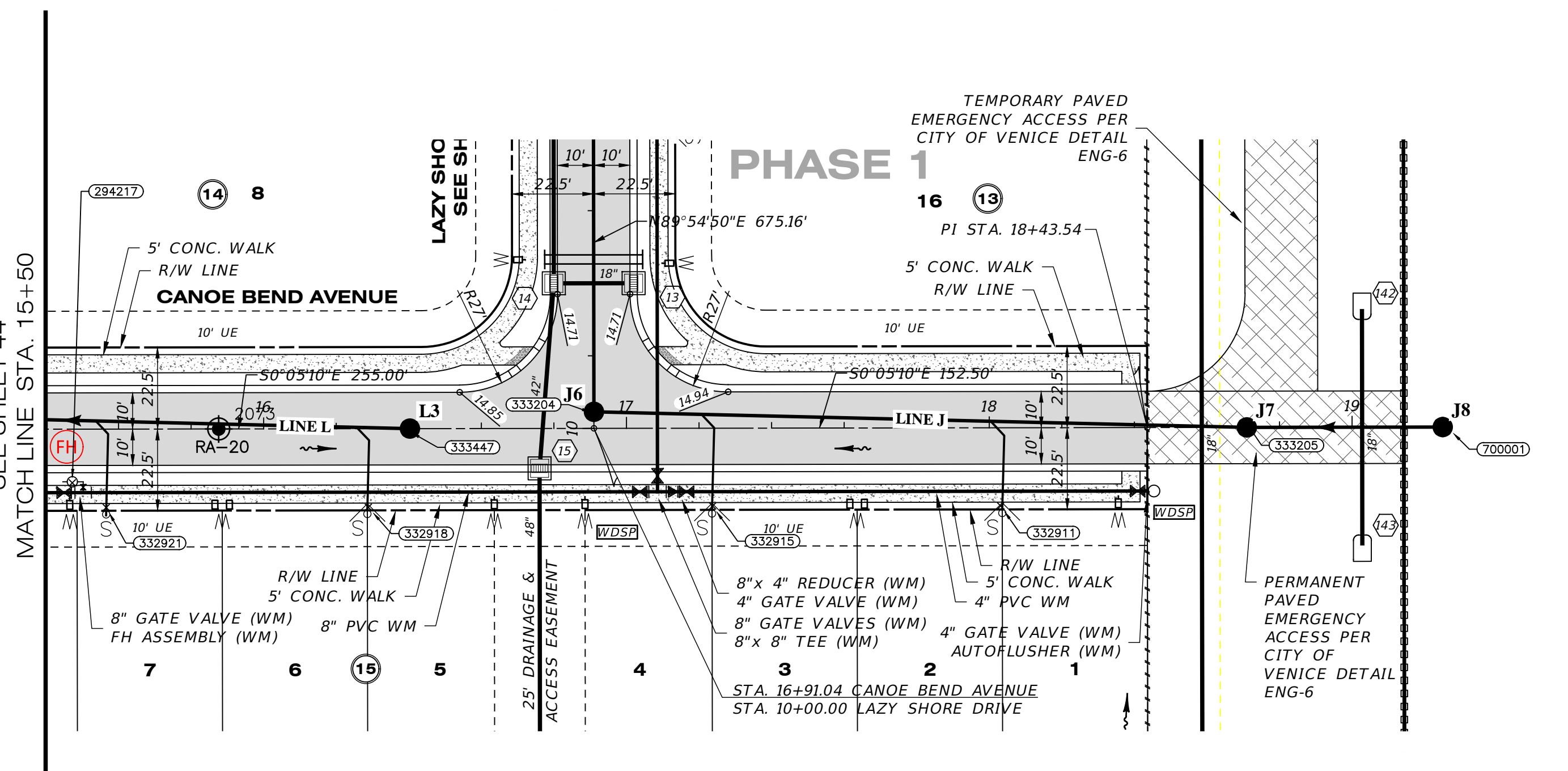
- 42.00 PROPOSED/DESIGN ELEVATION OR DIMENSION LINED THROUGH.
- 42.07 "RECORD" ELEVATION OR DIMENSION WRITTEN IN.
- 54.6 INDICATES "RECORD" ELEVATION
- ✓ INDICATES "RECORD" ELEVATION, DIMENSION, SLOPE, et cetera.
- 10000 INDICATES "RECORD" ITEM NUMBER

RECORD DRAWING SURVEYORS CERTIFICATION

I HEREBY CERTIFY THAT THE RECORD LOCATIONS AND ELEVATIONS DEPICTED ON THESE RECORD DRAWINGS ARE TRUE AND CORRECT AND WERE COLLECTED IN THE FIELD BY THE SURVEYOR AND MAPPER OR A REPRESENTATIVE UNDER THE DIRECT SUPERVISION OF THE SURVEYOR AND MAPPER.

DATE OF LAST FIELD SURVEY 03/15/2024.

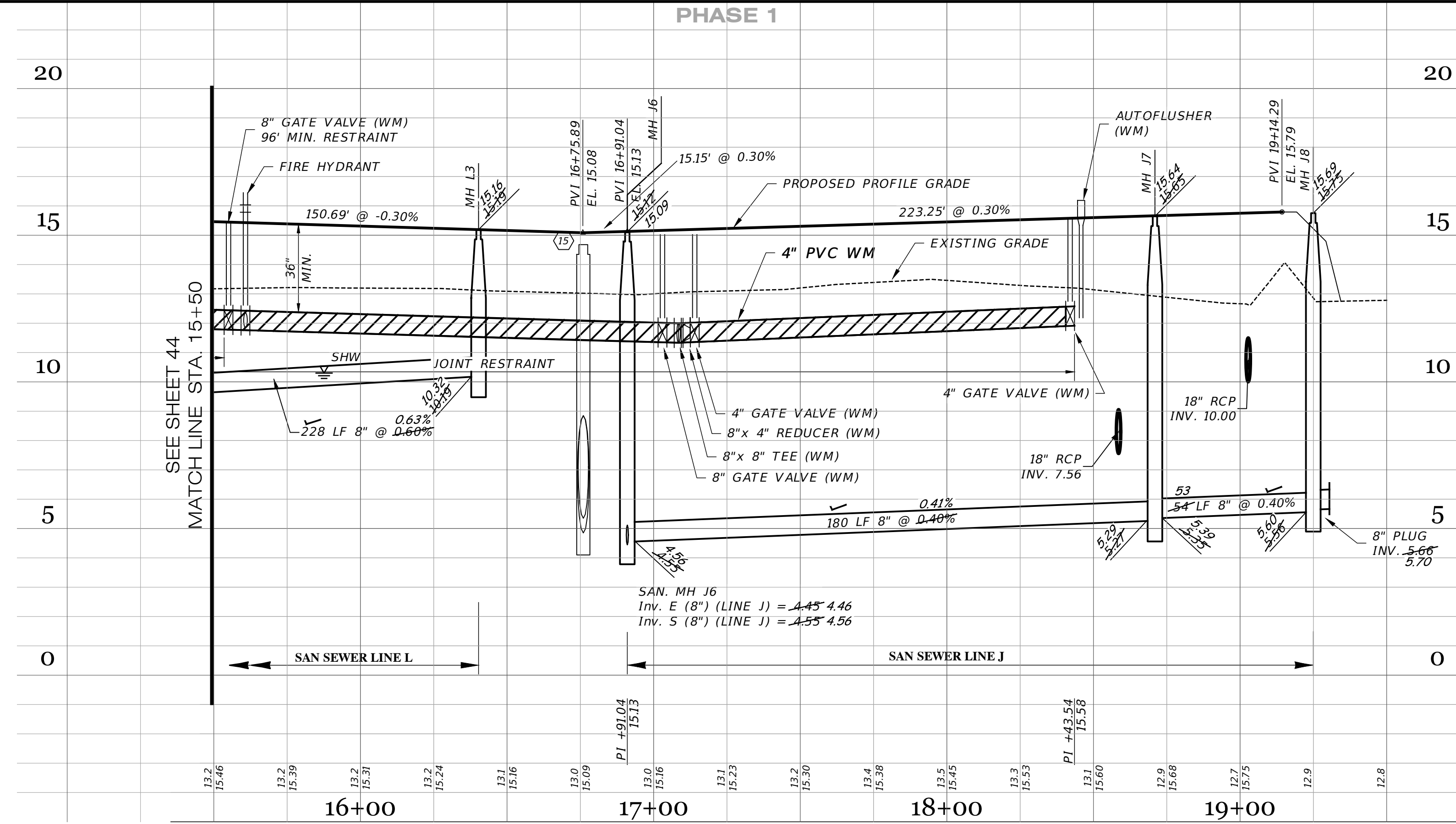
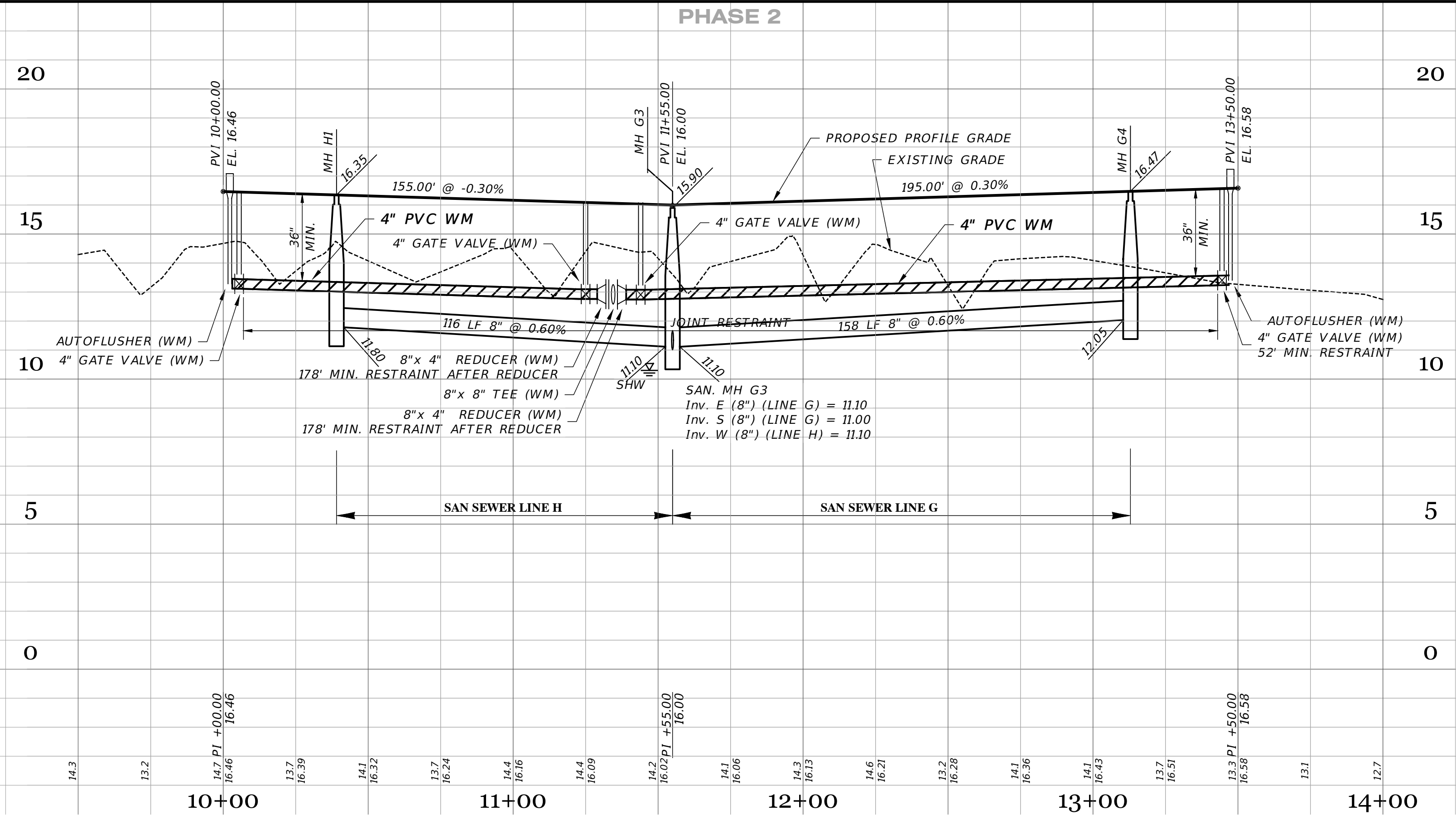
JUSTIN O. BRANTLEY, P.S.M.
FLORIDA CERTIFICATE NO. LS6837



CANOE BEND AVENUE

SCALE: 1" = 30' HORIZONTAL
1" = 3' VERTICAL

SWING TIE TABLE		LOCATION 1		LOCATION 2	
POINT #	DESCRIPTION	DESCRIPTION	DISTANCE 1	DESCRIPTION	DISTANCE 2
332911	SANITARY DOUBLE SERVICE	SMH-J6	137	SMH17-IMPANNT	172
332918	SANITARY DOUBLE SERVICE	SMH-J6	148	STR-15	149
332915	SANITARY DOUBLE SERVICE	SMH-J6	141	STR-15	149
332911	SANITARY DOUBLE SERVICE	SMH-J6	114	SMH-17	172



RECORD DRAWINGS

April 5, 2024

APPROVED

DATE	DESCRIPTION	BY
03-19-2024	RECORD DATA BY GEOPOINT	JRD
05-18-2023	SIDEWALK 2' FROM R/W @ LOT AREAS	JRD
11-15-2021	GRADING & LABELS	DA
10-05-2021	REMOVE WM, FH & GV IN PROFILE	DA
10-22-2021	REST. JOINTS, AUTOFLUSHER, WM, MH 18	DA
05-17-2021	INITIAL SUBMITTAL	JAS

JORDAN A. SCHRADER

FLORIDA PROFESSIONAL ENGINEER

License No. 74798

Clearview LAND DESIGN, P.L.

Engineering Business C.A. No.: 88858
3010 W Azeele St., Suite 150, Tampa, Florida 33609
Office: 813-223-3919 Fax: 813-223-3975

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DATE: 03/19/2024
JORDAN A. SCHRADER, P.E. NO. 74798
FLORIDA PROFESSIONAL ENGINEER

ROADWAY & UTILITY PLAN & PROFILE

JEN-RU-008

DESIGN: FERREIRA

DRAWN: DUNCAN

DATE: 03-19-2024

FILE: RP12

RUSTIC ROAD NORTH

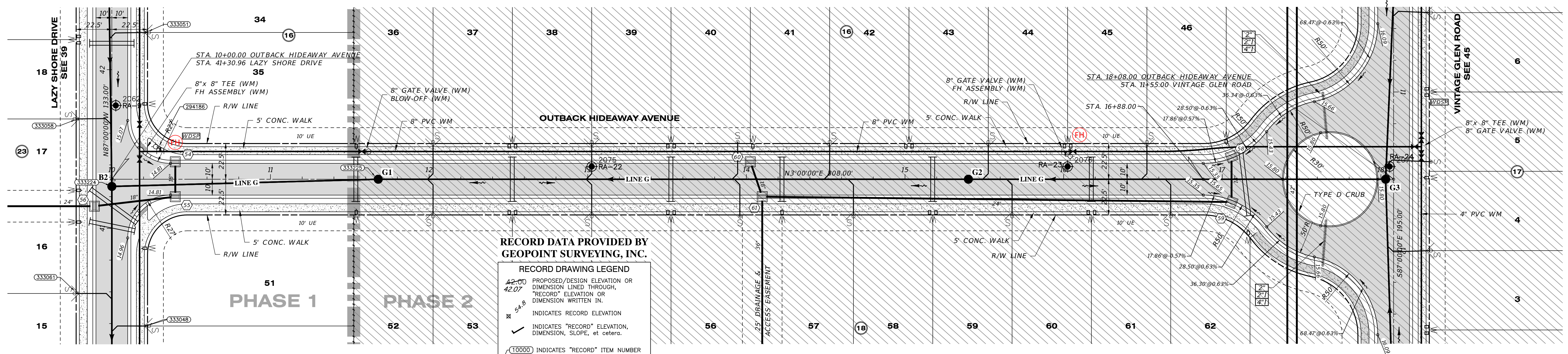
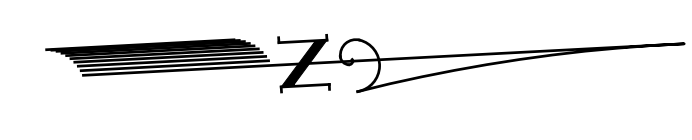
PHASES 1 & 2 - PHASE 1 SM ONLY

PREPARED FOR: JEN TAMPA 1, LLC
C/O BANYAN LAND CAPITAL, LLC.

Elevations based on North American Vertical Datum 1988 (NAVD 88)
Conversion from NAVD 88 to NGVD 29 = +1.11 Feet

SHEET 45 OF 71 SHEETS

P:\RUSTIC ROAD NORTH - SP\INSPECTION & CERT\NORTH PH 1\MASTER RECORD SET\SM\RP12.DWG-45 ROADWAY & UTILITY PLAN & PROFILE 2024/03/19 1:35 PM JASON BROOKS



RECORD DATA PROVIDED BY GEOPOINT SURVEYING, INC.

RECORD DRAWING LEGEND

- 42.00 PROPOSED/DESIGN ELEVATION OR DIMENSION LINED THROUGH, "RECORD" ELEVATION OR DIMENSION WRITTEN IN.
- 54.8 INDICATES RECORD ELEVATION
- ✓ INDICATES "RECORD" ELEVATION, DIMENSION, SLOPE, et cetera.
- 10000 INDICATES "RECORD" ITEM NUMBER

SWING TIE TABLE

SHEET #	SANITARY MAIN & SERVICE	LOCATION 1	LOCATION 2
POINT #	DESCRIPTION	ELEVATION	DISTANCE
333051	SANITARY DOUBLE SERVICE	15.76 SMH-B2	100
333058	SANITARY DOUBLE SERVICE	15.63 SMH-B2	48
333061	SANITARY DOUBLE SERVICE	15.54 SMH-B2	71
333048	SANITARY DOUBLE SERVICE	15.72 SMH-B2	90

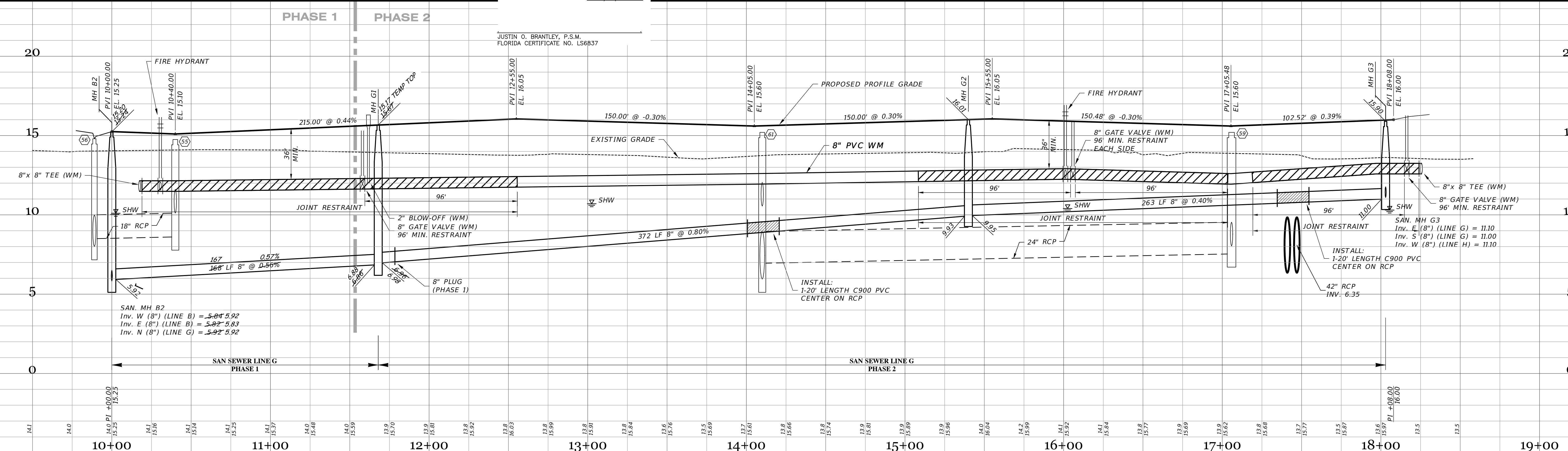
RECORD DRAWING SURVEYORS CERTIFICATION

I HEREBY CERTIFY THAT THE RECORD LOCATIONS AND ELEVATIONS DEPICTED ON THESE RECORD DRAWINGS ARE TRUE AND CORRECT AND WERE COLLECTED IN THE FIELD BY THE SURVEYOR AND MAPPER OR A REPRESENTATIVE UNDER THE DIRECT SUPERVISION OF THE SURVEYOR AND MAPPER.

DATE OF LAST FIELD SURVEY: 03/15/2024

JUSTIN O. BRANTLEY, P.S.M.
FLORIDA CERTIFICATE NO. LS6837

OUTBACK HIDEAWAY AVENUE SCALE: 1" = 30' HORIZONTAL
1" = 3' VERTICAL

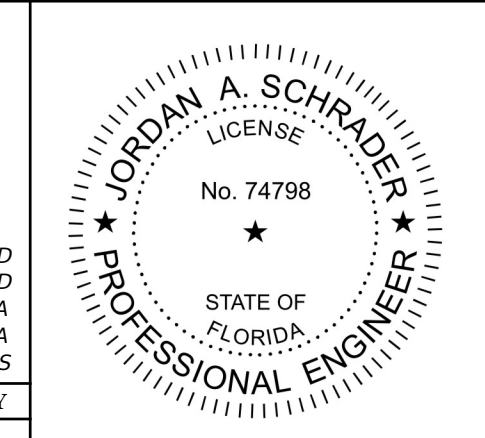


RECORD DRAWINGS

April 5, 2024

APPROVED

DATE	DESCRIPTION	BY
03-19-2024	RECORD DATA BY GEOPOINT	JRD
05-18-2023	SIDEWALK 2' FROM R/W @ LOT AREAS	JRD
11-15-2021	GRADING & LABELS	DA
10-22-2021	REST JOINTS, REMOVED GV	DA
05-17-2021	INITIAL SUBMITTAL	JAS



Clearview LAND DESIGN, P.L.
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DATE: 03/19/2024
JORDAN A. SCHRADER, P.E. NO. 74798
FLORIDA PROFESSIONAL ENGINEER

ROADWAY & UTILITY PLAN & PROFILE

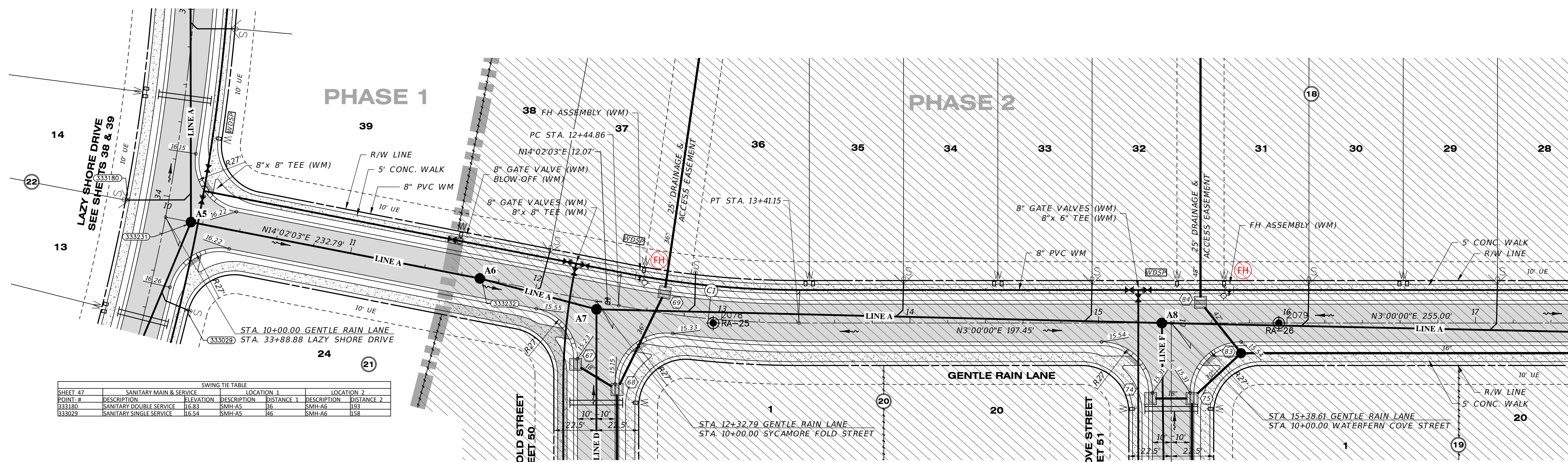
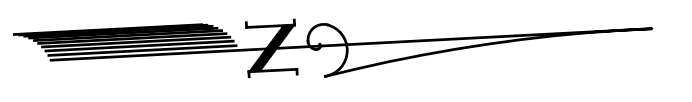
JEN-RU-008
DESIGN: FERREIRA
DRAWN: DUNCAN
DATE: 03-19-2024
FILE: RP13

RUSTIC ROAD NORTH
PHASES 1 & 2
PHASE 1 SM ONLY

PREPARED FOR: C/O BANYAN LAND CAPITAL, LLC.
Elevations based on North American Vertical Datum 1988 (NAVD 88)
Conversion from NAVD 88 to NGVD 29 = +1.11 Feet

SHEET 46 OF 71 SHEETS

P:\RUSTIC ROAD NORTH-SM\CA\RP13.DWG-48 ROADWAY & UTILITY PLAN & PROFILE 2024/03/19 1:36 PM JASON BROOKS



SWING TIE TABLE					
SHEET #	DESCRIPTION	ELEVATION	LOCATION 1	LOCATION 2	DISTANCE
333180	SANITARY DOUBLE SERVICE	16.83	SMH-A5	SMH-A6	19.9
333029	SANITARY SINGLE SERVICE	16.54	SMH-A5	SMH-A6	15.8

Curve Table: Alignments							
Curve #	Radius	Length	Chord	Delta	Tan	Deg (Arc)	PC Sta.
C1	500.00'	96.29'	N08°31'01"E, 96.14'	11°02'03"	48.29'	11°27'33"	12+44.86

RECORD DATA PROVIDED BY GEOPPOINT SURVEYING, INC.

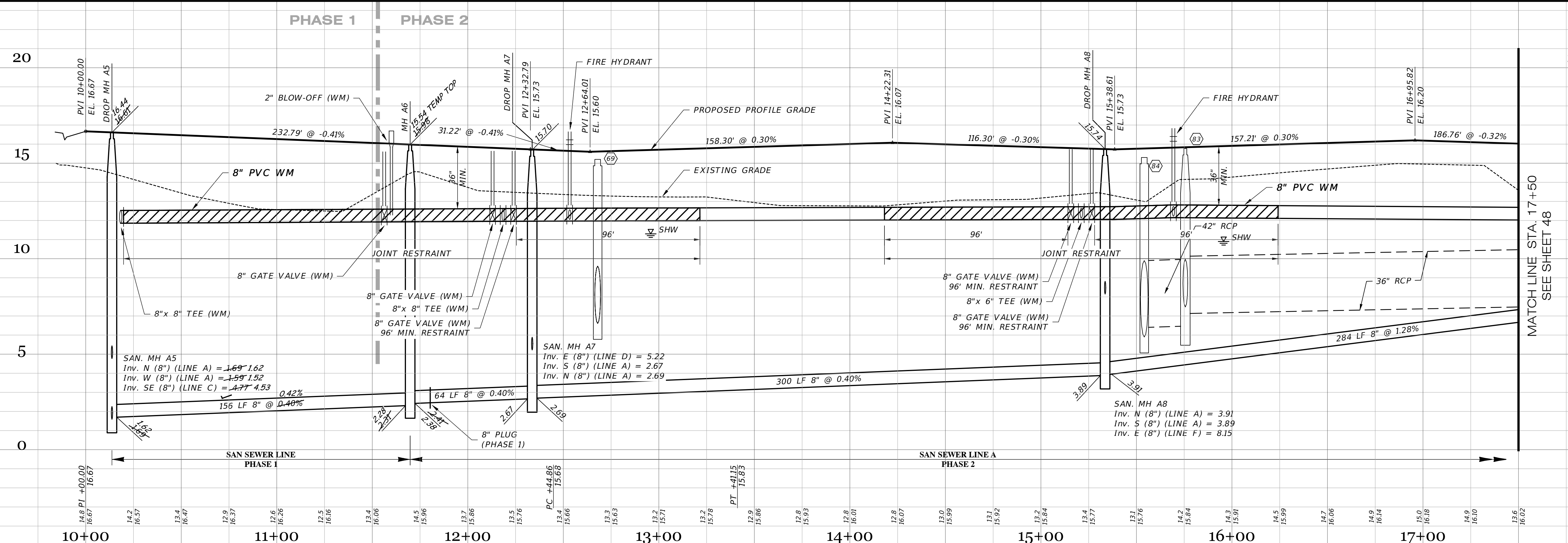
- RECORD DRAWING LEGEND**
- 42.00 PROPOSED/DESIGN ELEVATION OR DIMENSION LINED THROUGH.
 - 42.07 "RECORD" ELEVATION OR DIMENSION WRITTEN IN.
 - RA-25 INDICATES RECORD ELEVATION.
 - INDICATES "RECORD" ELEVATION, DIMENSION, SLOPE, et cetera.
 - 10000 INDICATES "RECORD" ITEM NUMBER

RECORD DRAWING SURVEYORS CERTIFICATION

I HEREBY CERTIFY THAT THE RECORD LOCATIONS AND ELEVATIONS DEPICTED ON THESE RECORD DRAWINGS ARE TRUE AND CORRECT AND WERE COLLECTED IN THE FIELD BY THE SURVEYOR AND MAPPER OR A REPRESENTATIVE UNDER THE DIRECT SUPERVISION OF THE SURVEYOR AND MAPPER.

GENTLE RAIN LANE

SCALE: 1" = 30' HORIZONTAL
1" = 3' VERTICAL



RECORD DRAWINGS
April 5, 2024
APPROVED

DATE	DESCRIPTION	BY
03-19-2024	RECORD DATA BY GEOPPOINT	JRD
05-18-2023	SIDEWALK 2' FROM R/W @ LOT AREAS	JRD
10-22-2021	REST. JOINTS, REMOVED GV	DA
05-17-2021	INITIAL SUBMITTAL	JAS

JORDAN A. SCHRADER
LICENSE
No. 74798
STATE OF FLORIDA
PROFESSIONAL ENGINEER

Clearview LAND DESIGN, P.L.
Engineering Business CA. No.: 88858
3010 W Azeele St., Suite 150, Tampa, Florida 33609
Office: 813-223-3919 Fax: 813-223-3975

This item has been digitally signed and sealed by JORDAN A. SCHRADER, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

DATE: 03/19/2024
JORDAN A. SCHRADER, P.E. NO. 74798
FLORIDA PROFESSIONAL ENGINEER

ROADWAY & UTILITY PLAN & PROFILE

JEN-RU-008
DESIGN: FERREIRA
DRAWN: DUNCAN
DATE: 03-19-2024
FILE: RPI4

RUSTIC ROAD NORTH
PHASES 1 & 2
PHASE 1 SM ONLY

PREPARED FOR: JEN TAMPA 1, LLC
FOR: C/O BANYAN LAND CAPITAL, LLC.
Elevations based on North American Vertical Datum 1988 (NAVD 88)
Conversion from NAVD 88 to NGVD 29 = +1.11 Feet

SHEET 47 OF 71 SHEETS

P:\RUSTIC ROAD NORTH - SP\INSPECTION & CHECK\NORTH PH 1\MASTER RECORD SET\SM\RP14.DWG-47 ROADWAY & UTILITY PLAN & PROFILE 2024/03/19 1:36 PM JASON BROOKS

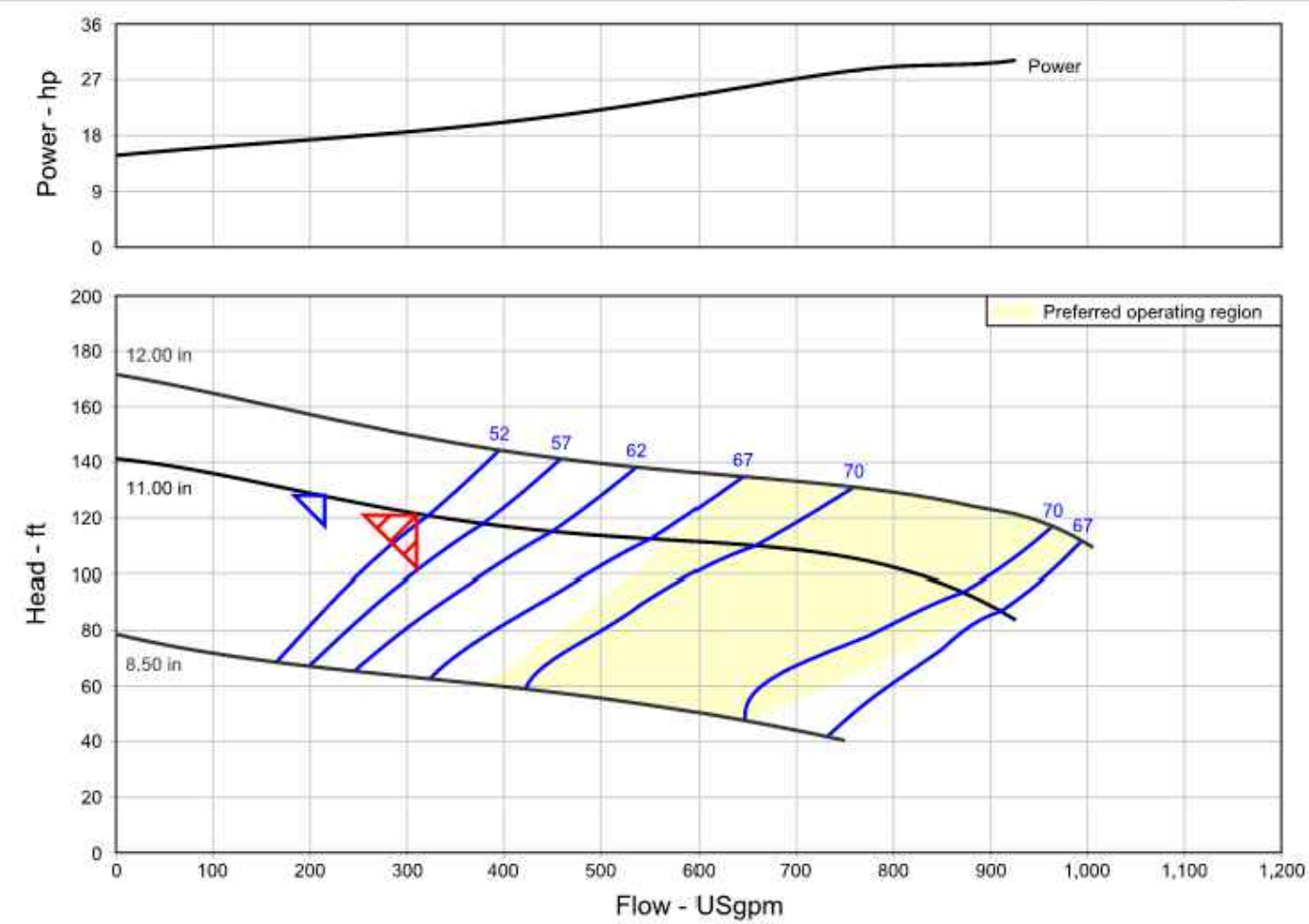


Customer :
Project name :

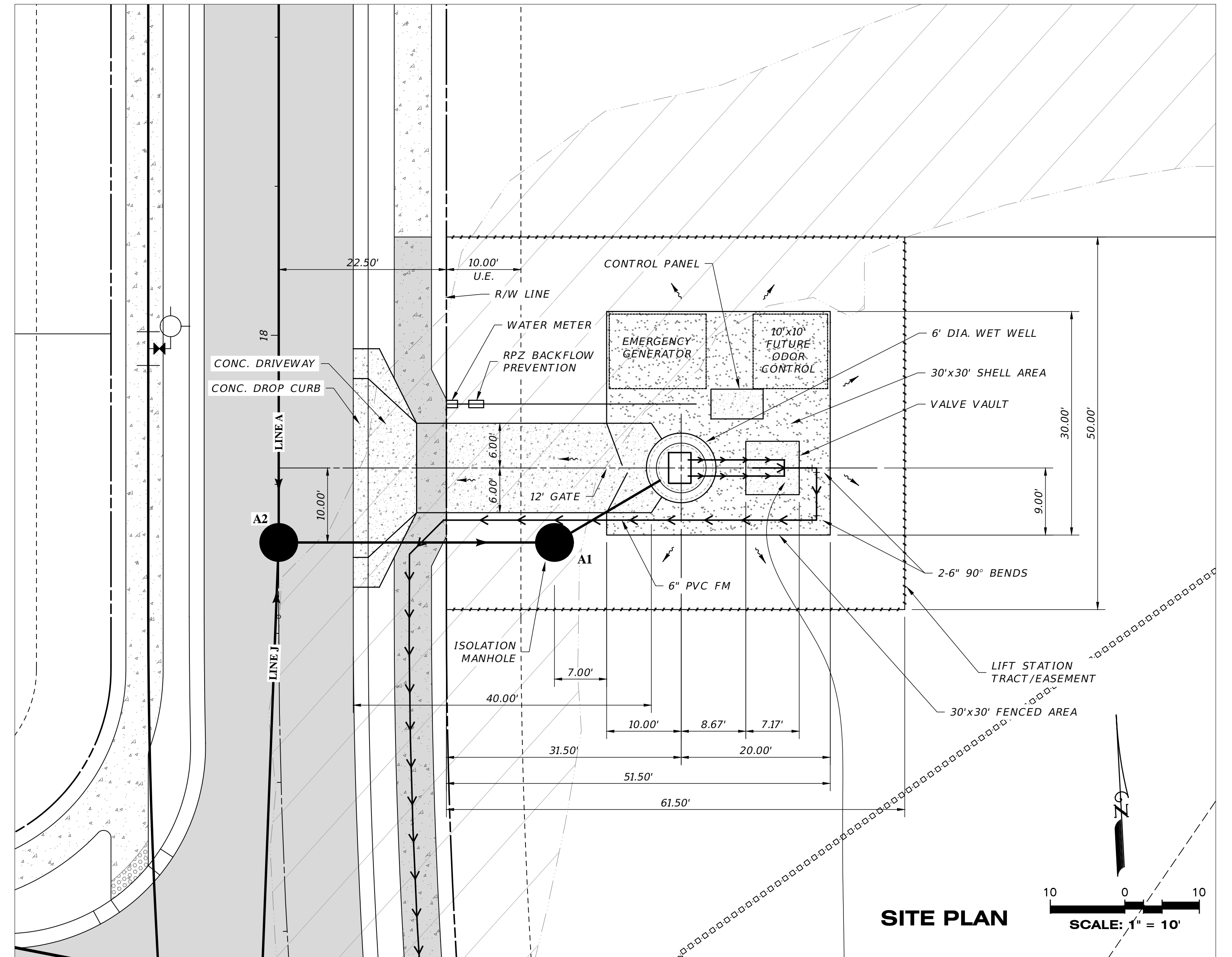
Pump Performance Datasheet
Encompass 2.0 - 22.1.1

Item number	: Default	Size	: Hydromatic - S4K
Service	: 1	Stages	: 1
Quantity	: 1	Based on curve number	: SUB_S_E_AH_00011_E_4 Rev
Quote number	:	Date last saved	: 2012-03-23
			: 06 Jun 2022 3:45 PM

Operating Conditions	Liquid
Flow, rated	: 310.0 USgpm
Differential head / pressure, rated (requested)	: 121.0 ft
Differential head / pressure, rated (actual)	: 121.5 ft
Suction pressure, rated / max	: 0.00 / 0.00 psi.g
NPSH available, rated	: Ample
Site Supply Frequency	: 60 Hz
Performance	Material
Speed criteria	: Synchronous
Speed, rated	: 1750 rpm
Impeller diameter, rated	: 11.00 in
Impeller diameter, maximum	: 12.00 in
Impeller diameter, minimum	: 8.50 in
Efficiency	: 50.83 %
NPSH required / margin required	: - / 0.00 ft
nq (imp. eye flow) / S (imp. eye flow)	: 28 / - Metric units
Minimum Continuous Stable Flow	: 171.4 USgpm
Head, maximum, rated diameter	: 141.3 ft
Head rise to shutoff	: 16.26 ft
Flow, best eff. point	: 769.3 USgpm
Flow ratio, rated / BEP	: 40.30 %
Diameter ratio (rated / max)	: 91.67 %
Head ratio (rated dia / max dia)	: 81.31 %
Cq/Ch/Ce/Cn [ANSI/HI 9.6.7-2010]	: 1.00 / 1.00 / 1.00 / 1.00
Selection status	: Acceptable
Liquid type	: Water
Additional liquid description	:
Solids diameter, max	: 0.00 in
Solids diameter limit	: 3.00 in
Solids concentration, by volume	: 0.00 %
Temperature, max	: 68.00 deg F
Fluid density, rated / max	: 1.000 / 1.000 SG
Viscosity, rated	: 1.00 cP
Vapor pressure, rated	: 0.34 psi.a
Material	: Standard
Pressure Data	
Maximum working pressure	: 61.14 psi.g
Maximum allowable working pressure	: N/A
Maximum allowable suction pressure	: N/A
Hydrostatic test pressure	: N/A
Driver & Power Data (@Max density)	
Driver sizing specification	: 16.26 hp
Margin over specification	: 0.00 %
Service factor	: 1.20 (used)
Power, hydraulic	: 9.51 hp
Power, rated	: 18.71 hp
Power, maximum, rated diameter	: 30.13 hp
Minimum recommended motor rating	: 25.00 hp / 18.64 kW



PUBLICUSER ORGUNIT PHONE: -FAX:



SITE PLAN SCALE: 1" = 10'

Elevations shown hereon are based on the North American Vertical Datum of 1988 (NAVD 88) based on National Geodetic Survey Benchmark "175 83 A31 RM 1", having a published elevation of 38.41 feet (NAVD 88).

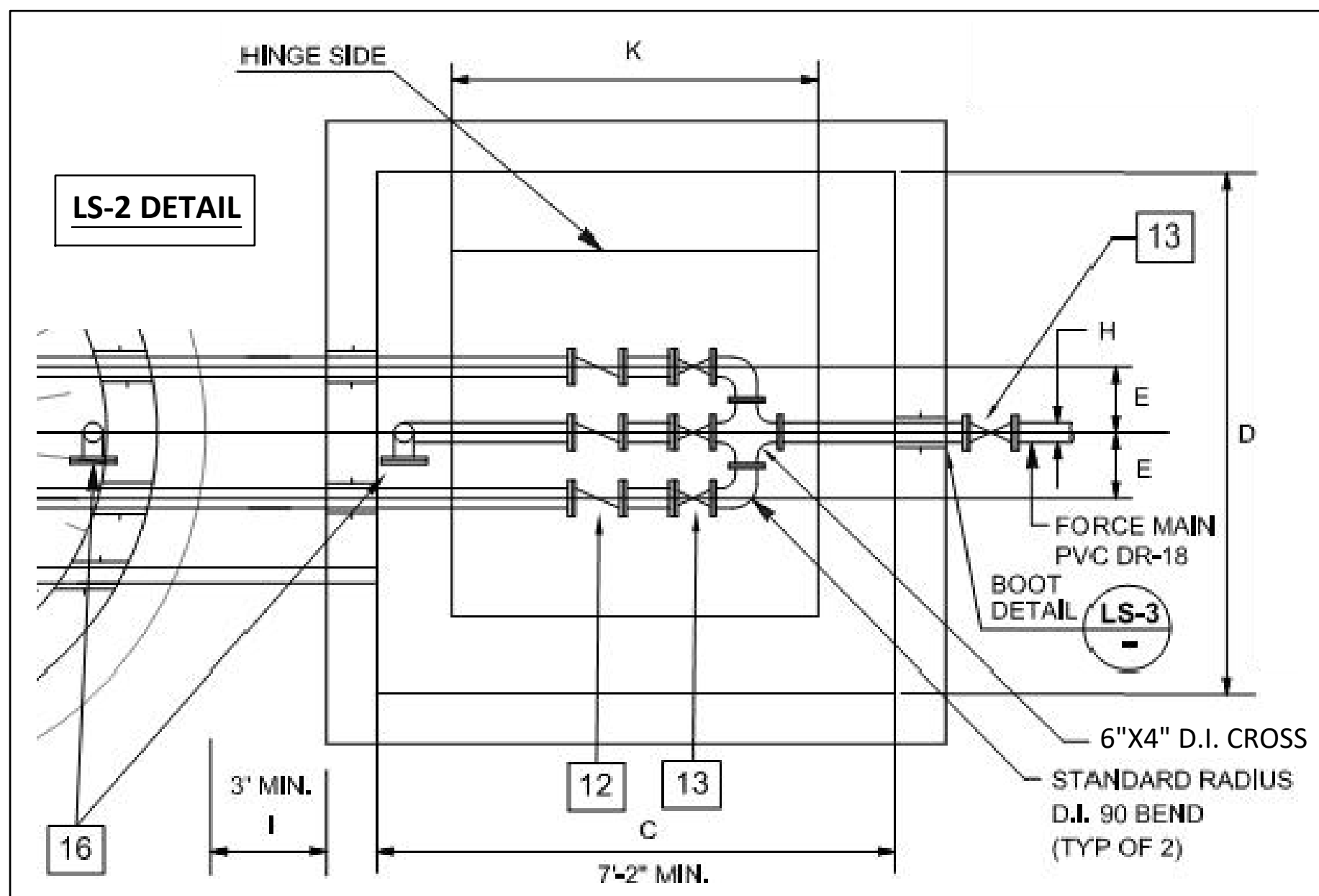
The subject parcel lies in Flood Zones "AE" and "X", according to Flood Insurance Rate Map, Map No. 1215C0243F & 1215C0245F, Community No. 125144 & 125154, Sarasota County, Florida, dated November 4, 2016 and issued by the Federal Emergency Management Agency. Lines shown have been digitally translated from DFIRM database information supplied by the FEMA Map Service Center (https://msc.fema.gov).

- GRADING & DRAINAGE PLAN NOTES:**
1. Pad grades shown are minimum grades. Elevations of adjoining lots, existing trees, and other field conditions may warrant leaving lots which are higher in their natural state. The Contractor should consult with the Developer/Builder and the Engineer prior to grading activities when these conditions exist.
 2. For all lots abutting wetlands no grading shall take place beyond the erosion control line unless specifically shown on the approved construction plans.
 3. Side yard swales shall be constructed simultaneously with house construction. During the site grading activities, the contractor shall grade the side yards to an elevation no lower than 0.2 ft. below the adjoining house pad grades.
 4. For Type "A" lot grading receiving runoff from abutting Type "B" lots, all runoff shall be directed to side yard swales.
 5. For Type "B" lot grading not abutting detention facilities, the builder shall make every practical effort to direct roof runoff to the side yard swales unless otherwise directed by the Engineer of Record.
 6. For Type "A" lot grading, the builder shall make every practical effort to direct roof runoff to the side-yard swales unless directed otherwise by the Engineer of Record.
 7. Minimum side yard swale slopes shall be 10%.
 8. If prehistoric artifacts such as pottery or ceramics, stone tools or metal implements, or any other physical remains that could be associated with Native American cultures, or early colonial or American settlement are encountered at any time, the project should cease all activities involving subsurface disturbance in the immediate vicinity of such discoveries. The applicant, or designee, should contact the Florida Department of State, Division of Historical Resources, Compliance and Review Section at 850.245.6333, as well as the appropriate funding agency office. Project activities should not resume without verbal and/or written authorization from the Division of Historical Resources.
 9. In the event that unmarked human remains are encountered during permitted activities, all work must stop immediately and the proper authorities notified in accordance with Section 872.05, Florida Statutes.

PUMP DATA
HYDROMATIC S4K
RPM: 1750, IMPELLER DIAMETER 11.00 inches
25 HP
OPERATING POINTS ARE: 310 GPM @ 121.5' TDH

SEE PUMP SELECTION BY ISS. CITY OF VENICE SHALL APPROVE PUMP SELECTIONS AND TIMING VIA SHOP DRAWINGS PRIOR TO ORDERING PUMPS

CONTRACTOR TO CONFIRM PUMP SELECTION WITH ISS PRIOR TO INSTALLATION



FLOOD ELEVATIONS
DHW100=14.4
DHW25=14.0

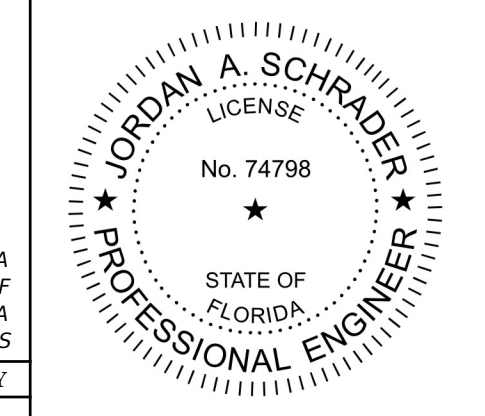
LIFT STATION TOP SLAB EL.=15.80
LIFT STATION LOWEST LOT CORNER EL.=15.41*
*SEE GRADING AND DRAINAGE SHEET 22

RECORD DRAWINGS
April 5, 2024
APPROVED

REFER TO DRAINAGE KEY MAP FOR WETLAND INFORMATION

ALL EXISTING WELLS SHALL BE ABANDONED BY A FLORIDA-LICENSED WATER WELL CONTRACTOR IN ACCORDANCE WITH RULE 40D-3.53(2) F.A.C. UNLESS OTHERWISE NOTED

DATE	DESCRIPTION	BY
06-13-2022	PUMP CURVE, ELEV'S, RPZ	DA
04-19-2022	#1 FM REVISED TO #2 FM	TJF
10-22-2021	RELOCATE METER AND BF PREV; LS DIA	DA
05-17-2021	INITIAL SUBMITTAL	JAS

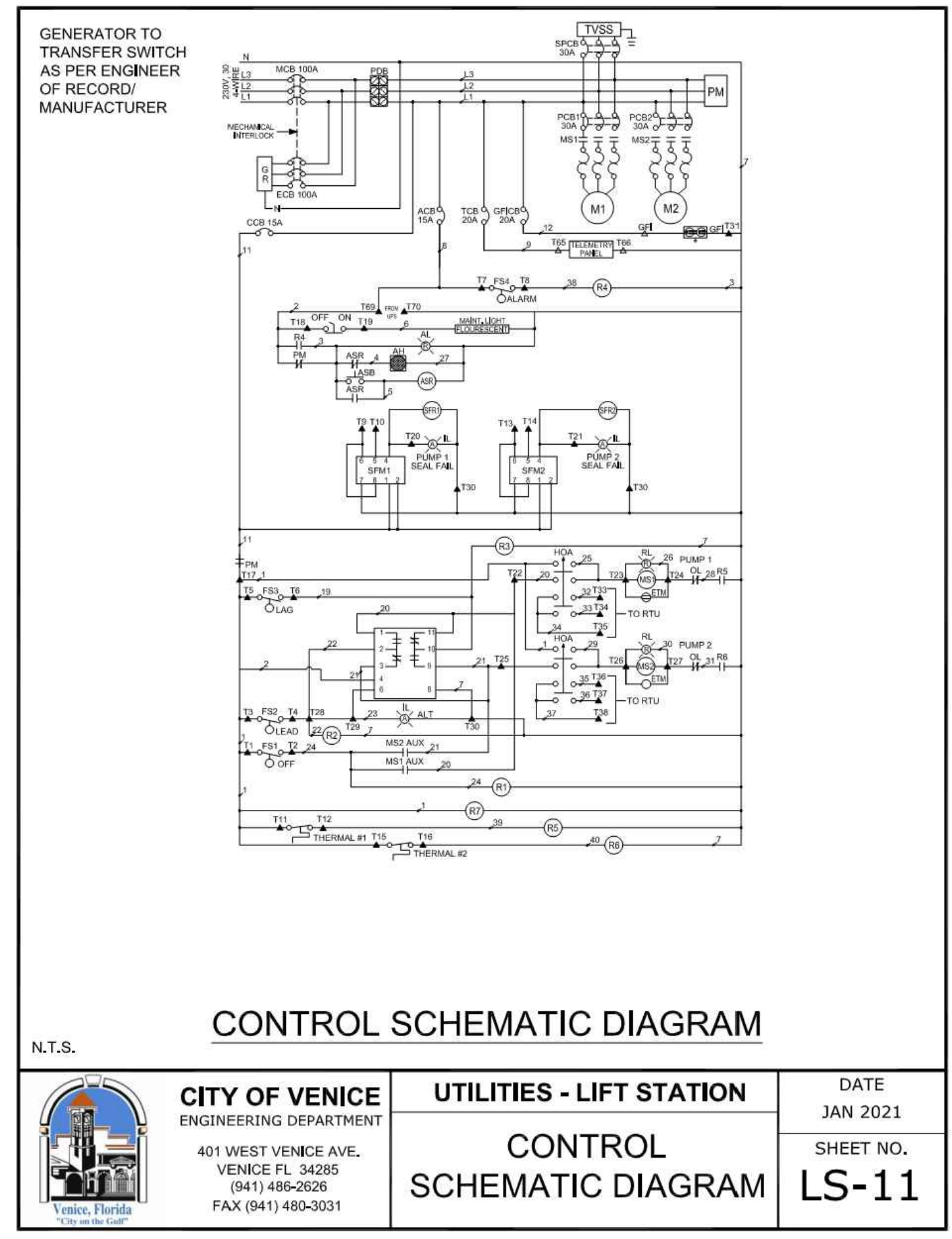
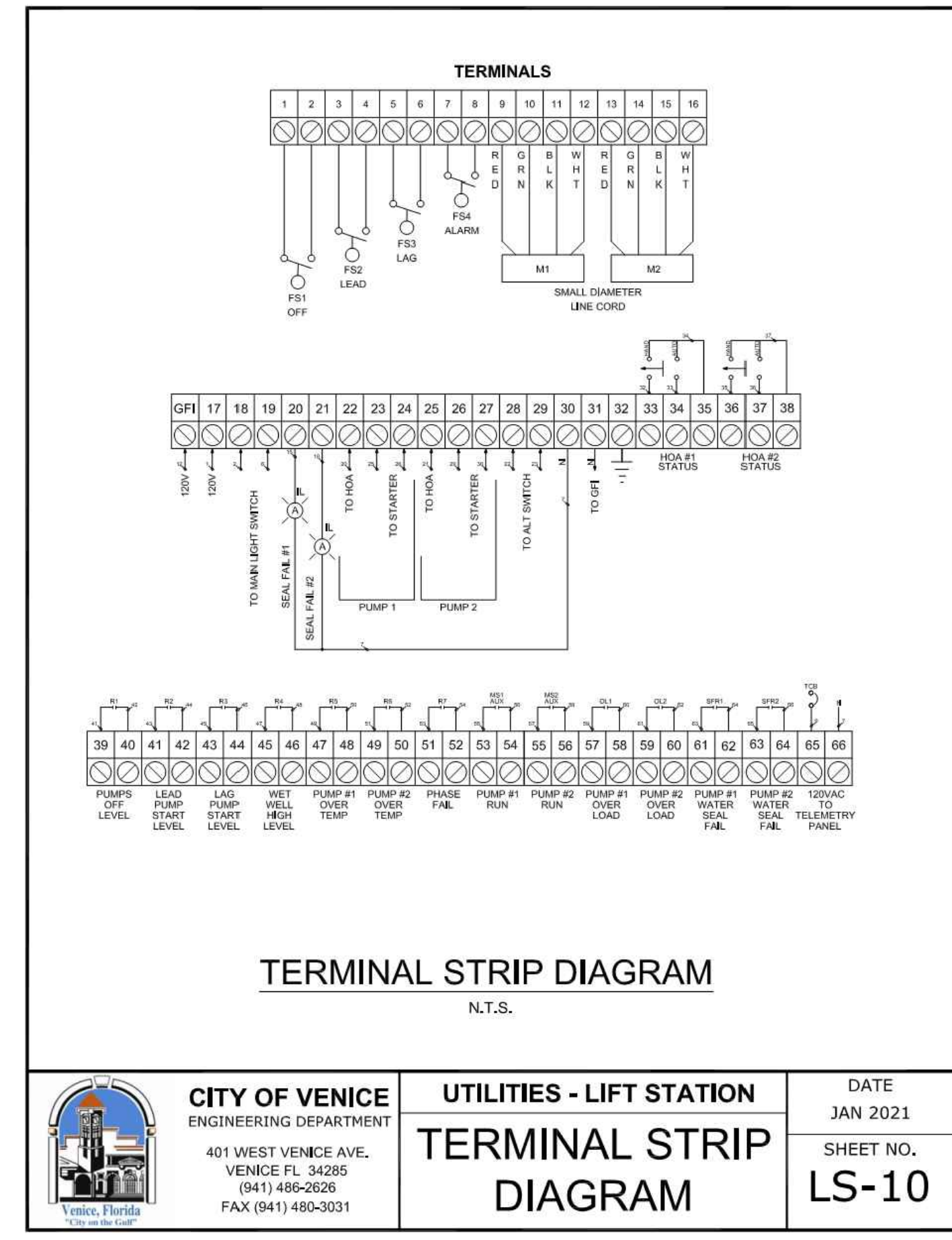
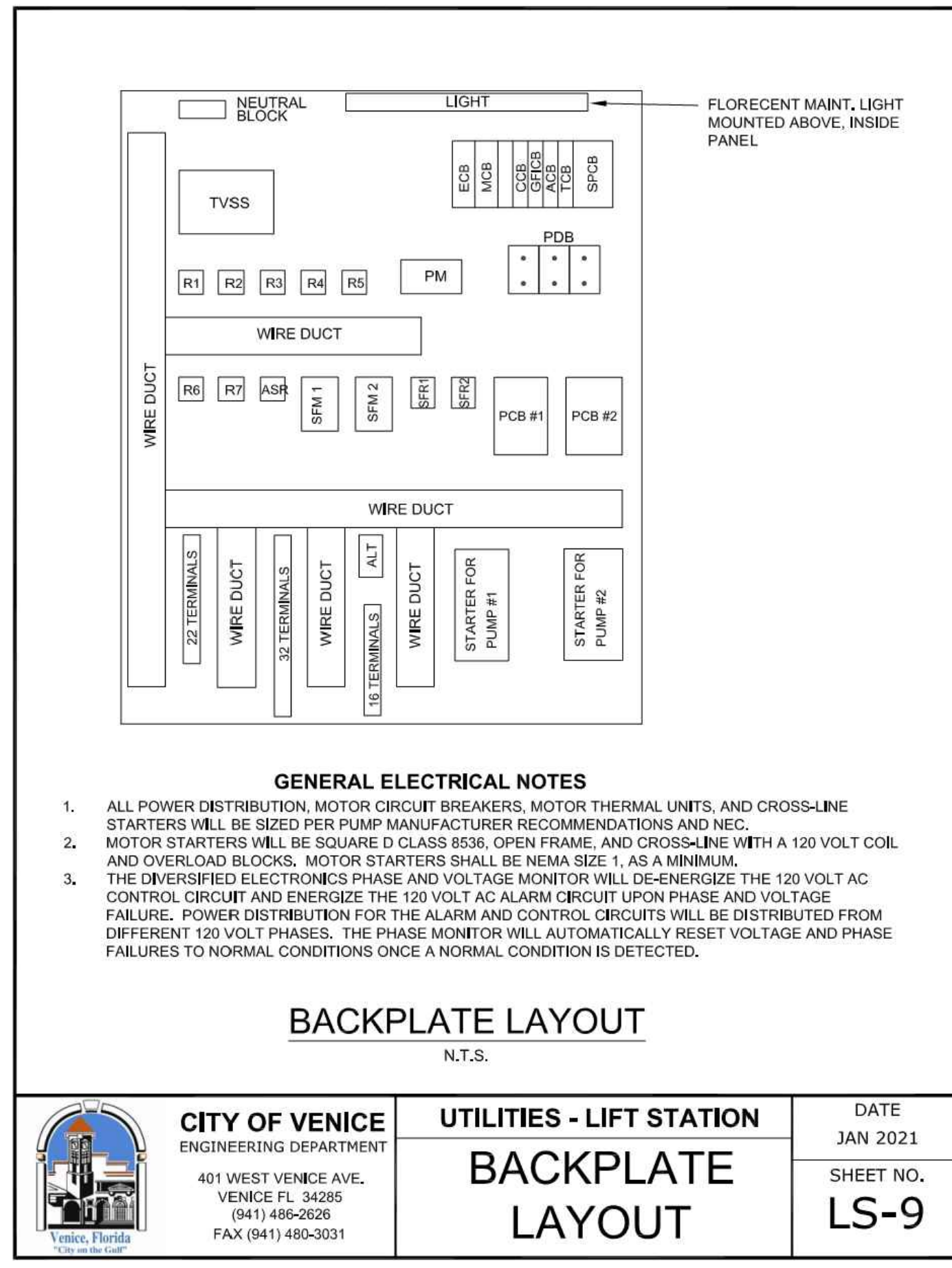


Clearview
LAND DESIGN, P.L.
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3010 W Azeze St., Suite 150, Tampa, Florida 33609
Office: 813-223-3919 Fax: 813-223-3975

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DATE: 03/19/2024
JORDAN A. SCHRADER, P.E. NO. 74798
FLORIDA PROFESSIONAL ENGINEER

LIFT STATION DESIGN	
JOB NO. JEN-RU-008	RUSTIC ROAD NORTH
DESIGN FERREIRA	PHASES 1 & 2 - PHASE 1 SM ONLY
DRAWN DUNCAN	PREPARED JEN TAMPA 1, LLC.
DATE 03-19-2024	FOR: C/O BANYAN LAND CAPITAL, LLC.
FILE PS1	Elevations based on North American Vertical Datum 1988 (NAVD 88) Conversion from NAVD 88 to NGVD 29 = +1.11 Feet
SHEET 57 OF 71 SHEETS	



CONTROL PANEL

BILL OF MATERIALS			
QTY.	ABBR.	DESCRIPTION	MANUFACTURER, PART NO.
1	ENC	ENCLOSURE, 304 S.S. NEMA 3R12	HOFFMAN, A48H3612SSLP (MIN SIZE) W/SP LATCH
1	MCB	MAIN CIRCUIT BREAKER	SQ.D. QOU3100*
1	ECB	EMERGENCY CIRCUIT BREAKER	SQ.D. QOU3100*
2	PCB1,2	PUMP CIRCUIT BREAKER	SQ.D. QOU330*
1	SPCB	SURGE PROTECTOR CIRCUIT BREAKER	SQ.D. QOU330
1	CCB	CONTROL CIRCUIT BREAKER	SQ.D. QOU115
1	GFCB	GFI CIRCUIT BREAKER	SQ.D. QOU120
1	ACB	ALARM CIRCUIT BREAKER	SQ.D. QOU115
1	TCB	TELEMETRY CIRCUIT BREAKER	SQ.D. QOU120
2	MS1,2	MOTOR STARTER	SQ.D. 8536 (SIZE 1 MIN.)
6	OL	OVERLOAD HEATER	SQ.D. B 28*
1	GR	GENERATOR RECEPTACLE	RUSSELL STOLL, JRSS1044FR
1	PM	PHASE MONITOR	DIVERSIFIED SLA Z30ALA**
2	ETM	ELAPSED TIME METER	SIMPSON, 112ET
1	ALT	ALTERNATOR	DIVERSIFIED ARB-120-ADA
1	AH	ALARM HORN	WHEELOCK, WHE-31T-115S
1	AL	ALARM LIGHT - STROBE	TOMAR, 495S-120-RED
1	ASR	ALARM SILENCE RELAY	SQ.D. 8501 KP12 V20
1	ASB	ALARM SILENCE BUTTON	SQ.D. 9001 SKR18H5
1		MAINTENANCE LIGHT SWITCH	SQ.D. 9001 SKS11B5
1		ALTERNATOR SWITCH	SQ.D. 9001 SKS11B5
2	HOA	HAND OFF AUTO SWITCH	SQ.D. 9001 SKS43BH13
2	RL	RUN LIGHT	SQ.D. 9001 SKP1R31
3	IL	INDICATING LIGHT	SQ.D. 9001 SKP1A31
2	GFI	GFI RECEPTACLE	HUBBELL, GF20L
2	SFM1,2	SEAL FAIL MODULE	SAC, LLC54BA
2	SFR1,2	CONTROL RELAY	SQ.D. 8501 KP12 V20
7	R1-7	CONTROL RELAY	SQ.D. 8501 KP12 V20
1	TVSS	SURGE PROTECTOR	INNOVATIVE TECHNOLOGY PTVX080 3D101-240-30-NA400480-30
1		MAINTENANCE LIGHT (FLOURESCENT)	HOFFMAN, A-LF16M16-R-#F312RC
3		DN RAIL	ABB, XUS001738

NOTES:
1) * = SIZE AS REQUIRED PER HP.
2) MIN. #14 AWG THHN
3) ** = SIZE AS REQUIRED PER VOLTAGE.

CITY OF VENICE ENGINEERING DEPARTMENT 401 WEST VENICE AVE. VENICE FL 34285 (941) 486-2626 FAX (941) 480-3031	UTILITIES - LIFT STATION	DATE JAN 2021
	CONTROL PANEL BILL OF MATERIALS	SHEET NO. LS-12

RECORD DRAWINGS
April 5, 2024
APPROVED

UPS PANEL

BILL OF MATERIALS			
QTY.	ABBR.	DESCRIPTION	MANUFACTURER, PART NO.
1	ENC	ENCLOSURE, 304 S.S. NEMA 3R12	CUSTOM EQUIPMENT, 24X20X10-SL
1	FAN	COOLING FAN	HOFFMAN, A-AAXFN
1	T-STAT	THERMOSTAT	PFANNENBERG, FLZ230
1	F1	FUSE	FERRAZ, TRM3
1	SR	UPS RECEPTACLE	PHOENIX CONTACT, 2963860

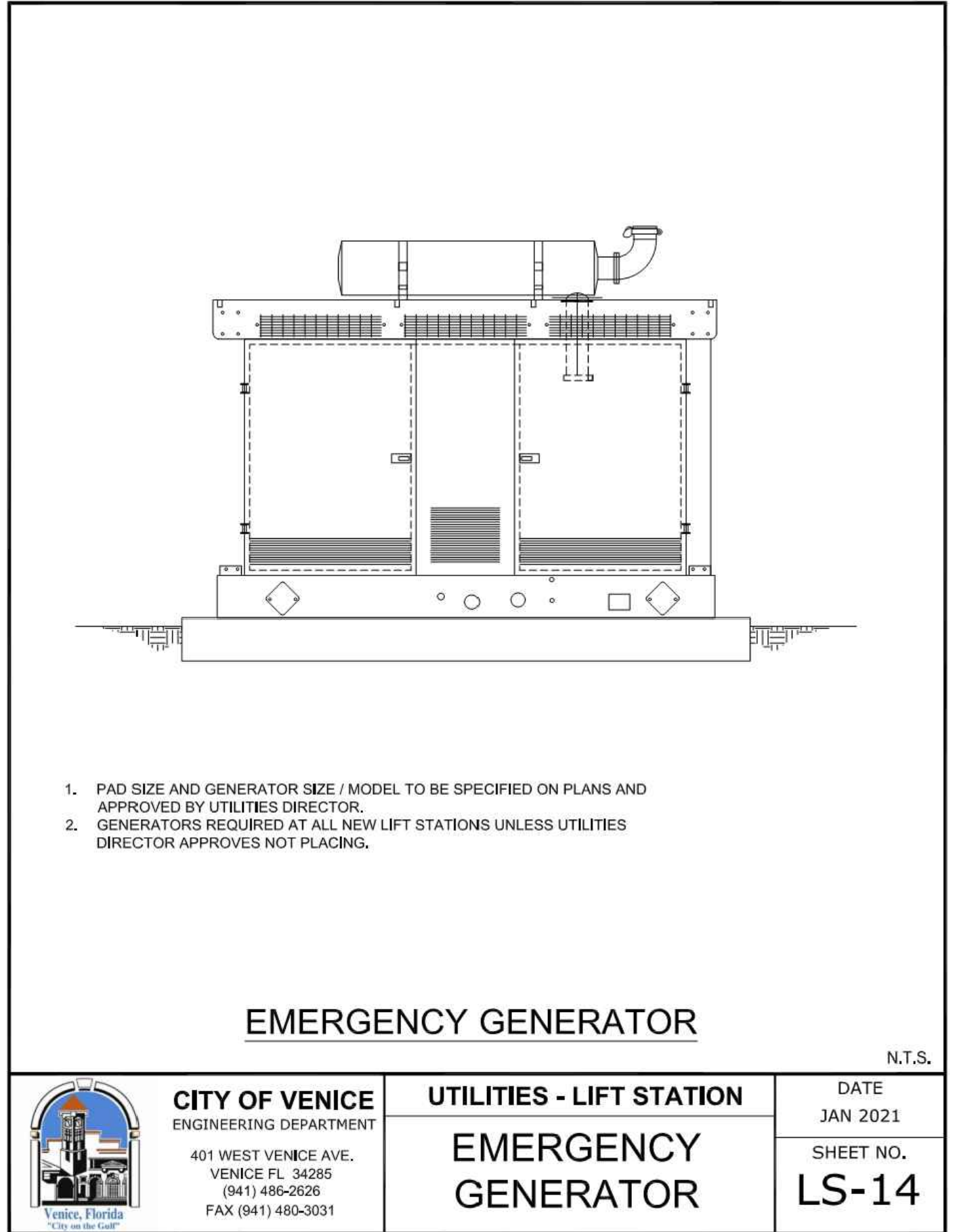
NOTES:
1) * = SIZE AS REQUIRED PER HP.
2) MIN. #14 AWG THHN
3) ** = SIZE AS REQUIRED PER VOLTAGE.

SPARE PARTS

BILL OF MATERIALS			
QTY.	ABBR.	DESCRIPTION	MANUFACTURER, PART NO.
1	MCB	MAIN CIRCUIT BREAKER	SQ.D. QOU3100*
2	PCB1,2	PUMP CIRCUIT BREAKER	SQ.D. QOU330*
2	MS1,2	MOTOR STARTER	SQ.D. 8536 (SIZE 1 MIN.)
1	PM	PHASE MONITOR	DIVERSIFIED SLA Z30ALA**
1	TVSS	SURGE PROTECTOR	INNOVATIVE TECHNOLOGY PTVX080 3D101-240-30-NA400480-30
1		PUMP	HYDROMATIC OR ABS, PER SPECS
1		IMPELLER	316 STAINLESS STEEL, PER SPECS
1		WEAR RING	PER SPECS
1		FLOAT LEVEL SWITCHES (1 SET)	ANCHOR SCIENTIFIC INC., PER SPECS

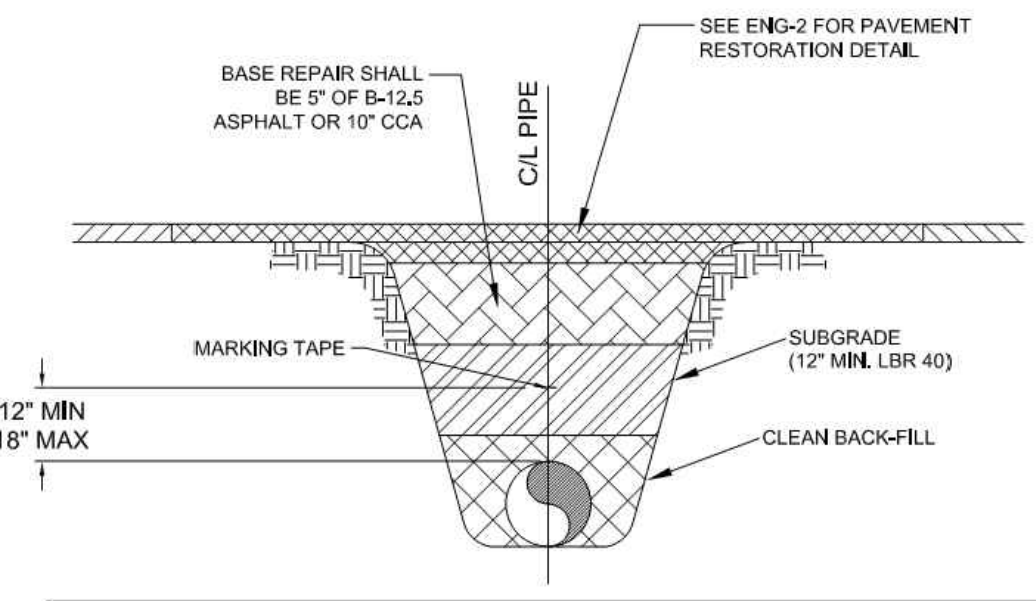
EMERGENCY GENERATOR
N.T.S.

CITY OF VENICE ENGINEERING DEPARTMENT 401 WEST VENICE AVE. VENICE FL 34285 (941) 486-2626 FAX (941) 480-3031	UTILITIES - LIFT STATION	DATE JAN 2021
	UPS PANEL & SPARE PARTS LIST	SHEET NO. LS-13



05-17-2021 DATE INITIAL SUBMITTAL DESCRIPTION BY JAS REVISIONS		Clearview LAND DESIGN, P.L. Engineering Business C.A. No.: 88858 3010 W Azede St., Suite 150, Tampa, Florida 33609 Office: 813-223-3919 Fax: 813-223-3975 This item has been digitally signed and sealed by JORDAN A. SCHRADER, P.E. on the date adjacent to the seal. Printed copies of this document that are not considered signed and sealed and the signature must be verified on any electronic copies. DATE: 03/19/2024 JORDAN A. SCHRADER, P.E. NO. 74798 FLORIDA PROFESSIONAL ENGINEER	LIFT STATION DETAILS JOB NO. JEN-RU-008 DESIGN FERREIRA DRAWN DUNCAN DATE 03-19-2024 FILE PSD	RUSTIC ROAD NORTH PHASES 1 & 2 - PHASE 1 SM ONLY PREPARED FOR: C/O BANYAN LAND CAPITAL, LLC. Elevations based on North American Vertical Datum 1988 (NAVD 88) Conversion from NAVD 88 to NGVD 29 = +1.11 Feet
			SHEET 59 OF 71 SHEETS	

P:\RUSTIC ROAD\NORTH-SM\INSPECTION & CERT\NORTH PH 1\MASTER RECORD SET\SM CAD\PSD\DWG-659 -LIFT STATION DETAILS 2024/03/19 1:36 PM JASON BROOKS



SEE ENG-2 FOR PAVEMENT RESTORATION DETAIL.

BASE REPAIR SHALL BE 5" OF 8-12.5 ASPHALT OR 10" CCA

CUL PIPE

MARKING TAPE

SUBGRADE (12" MIN. LBR 40)


CLEAN BACK-FILL

12" MIN
18" MAX

MARKING TAPE AND MESSAGES		
PIPE	TAPE COLOR	MESSAGE
PVC STORM WATER	WHITE	CAUTION STORM WATER OR STORM DRAIN BELOW
POTABLE WATER MAIN	BLUE	CAUTION POTABLE WATER MAIN BELOW
REUSE WATER MAIN	PURPLE	CAUTION REUSE WATER MAIN BELOW
SEWER FORCE MAIN	GREEN	CAUTION SEWER FORCE MAIN BELOW
SEWER & SERVICE LATERALS	GREEN	CAUTION SEWER MAIN BELOW

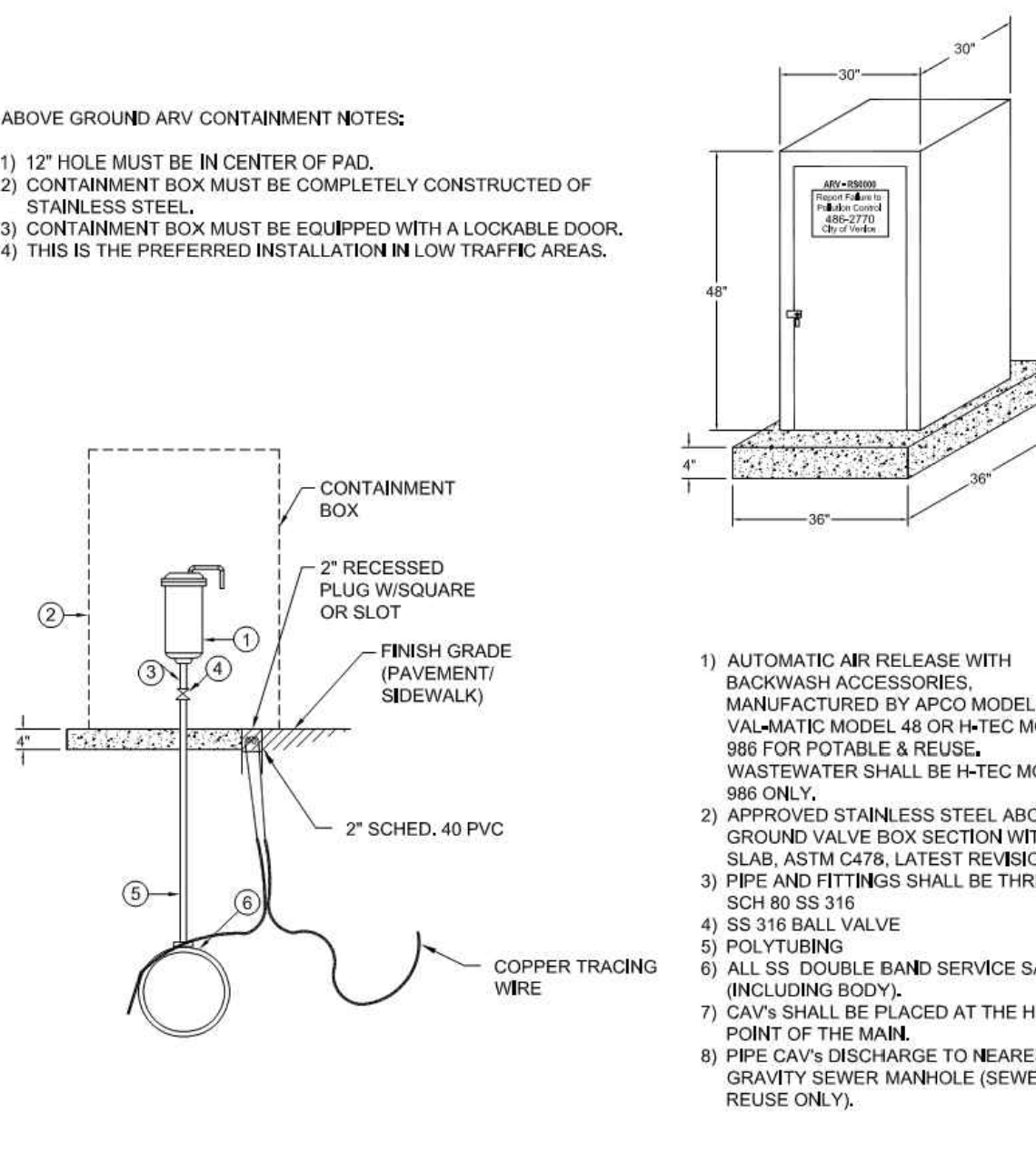
- COPPERHEAD TRACING WIRE #12 AWG OR EQUAL SHALL BE ATTACHED TO TOP OF PIPE AT 20' INTERVALS ON ALL RECLAIMED WATER, FORCE, OR POTABLE WATER MAINS. IT SHALL BE COLOR CODED TO REFLECT WHAT THE PIPE CARRIES. (BLUE = WATER, GREEN = SEWER, PURPLE = REUSE)
- MINIMUM COVER SHALL BE 36" FROM TOP OF PIPE TO FINISHED GRADE. MAXIMUM COVER SHALL BE 42" FROM FINISHED GRADE UNLESS OTHERWISE APPROVED.
- INSTALLATION OF PIPE SHALL BE IN CONFORMANCE WITH MANUFACTURER'S RECOMMENDATIONS.
- PAVEMENT RESTORATION SHALL CONFORM WITH DETAIL ENG-2 OF THESE CITY STANDARDS.
- CONFLICTS - UTILIZE 45° BENDS WITH SEPARATION AS PER CITY DETAILS.
- ALL UTILITIES (PUBLIC & PRIVATE) THAT CROSS A DITCH/SWALE SHALL BE 36" MIN. BELOW THE ACTUAL DESIGN BOTTOM OF CONVEYANCE.
- MARKING TAPE SHALL BE 3" WIDE (MIN.) DETECTIBLE UNDERGROUND WARNING TAPE. INSTALL CENTERED DIRECTLY OVER THE PIPE.
- SEE S-6 FOR GRAVITY SEWER PIPE TRENCH DETAIL.

PRESSURE PIPE TRENCH DETAIL
N.T.S.

 CITY OF VENICE ENGINEERING DEPARTMENT 401 WEST VENICE AVE. VENICE FL 34285 (941) 486-2626 FAX (941) 480-3031	UTILITIES - GENERAL	DATE JAN 2021
	UTILITY PIPE TRENCH	SHEET NO. U-1


ABOVE GROUND ARV CONTAINMENT NOTES:

- 12" HOLE MUST BE IN CENTER OF PAD.
- CONTAINMENT BOX MUST BE COMPLETELY CONSTRUCTED OF STAINLESS STEEL.
- CONTAINMENT BOX MUST BE EQUIPPED WITH A LOCKABLE DOOR.
- THIS IS THE PREFERRED INSTALLATION IN LOW TRAFFIC AREAS.

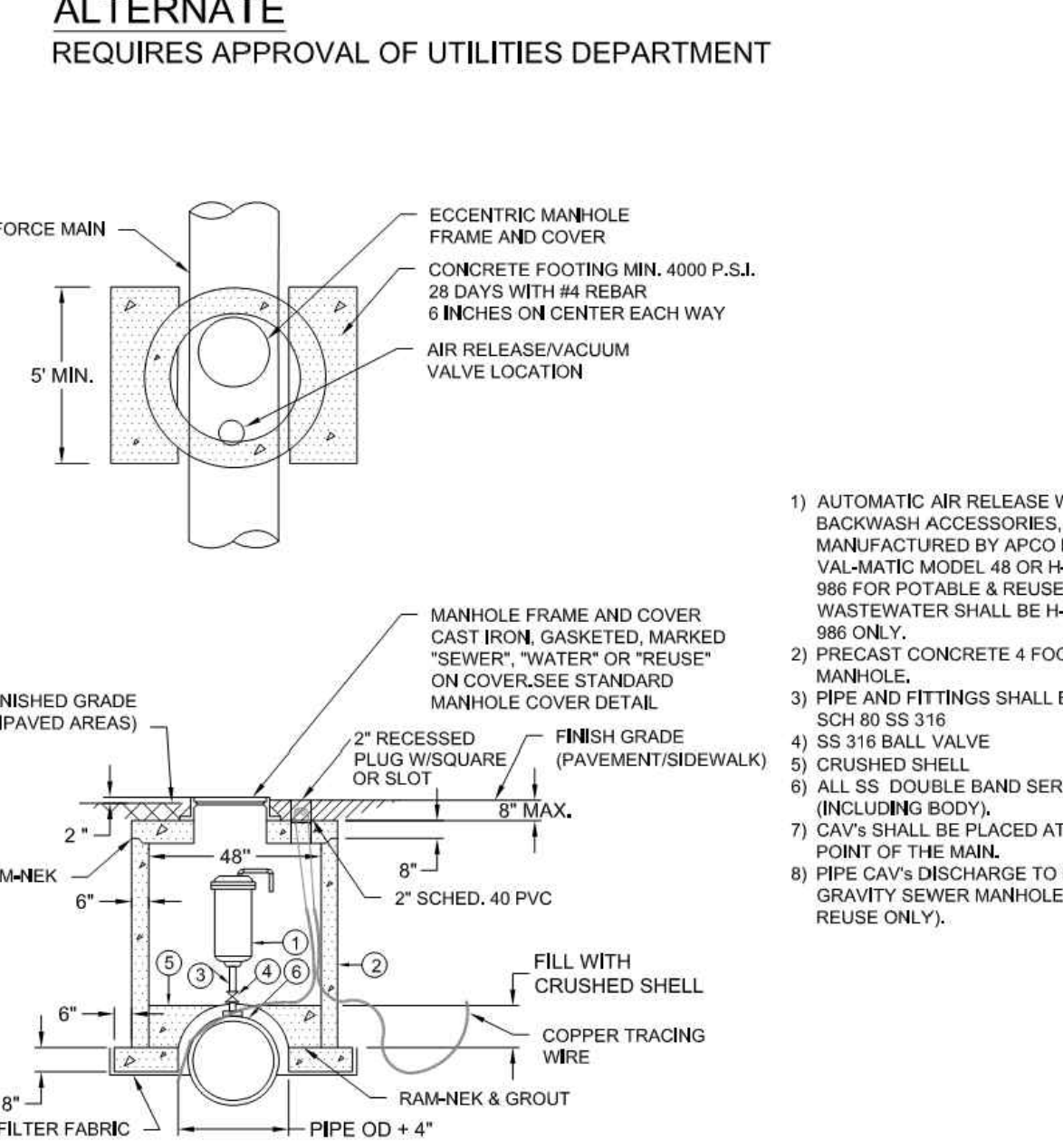


- AUTOMATIC AIR RELEASE WITH BACKWASH ACCESSORIES, MANUFACTURED BY APCO MODEL 400, VAL-MATIC MODEL 48 OR H-TEC MODEL 986 FOR POTABLE & REUSE. WASTEWATER SHALL BE H-TEC MODEL 986 ONLY.
- APPROVED STAINLESS STEEL ABOVE GROUND VALVE BOX SECTION WITH TOP SLAB, ASTM C478, LATEST REVISION.
- PIPE AND FITTINGS SHALL BE THREADED SCH 80 SS 316.
- SS 316 BALL VALVE
- POLY TUBING
- ALL SS DOUBLE BAND SERVICE SADDLE (INCLUDING BODY).
- CAV'S SHALL BE PLACED AT THE HIGH POINT OF THE MAIN.
- PIPE CAV'S DISCHARGE TO NEAREST GRAVITY SEWER MANHOLE (SEWER & REUSE ONLY).

AUTOMATIC COMBINATION AIR RELEASE VALVE (CAV) DETAIL
N.T.S.


 CITY OF VENICE ENGINEERING DEPARTMENT 401 WEST VENICE AVE. VENICE FL 34285 (941) 486-2626 FAX (941) 480-3031	UTILITIES - GENERAL	DATE JAN 2021
	AUTO. COMBINATION AIR RELEASE VALVE	SHEET NO. U-2

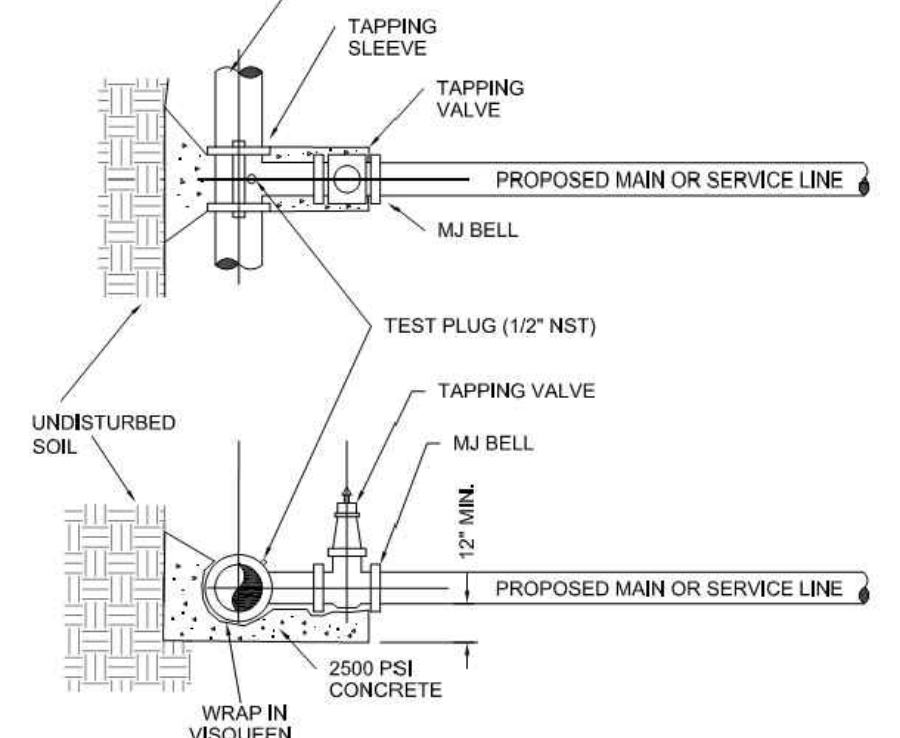
ALTERNATE REQUIRES APPROVAL OF UTILITIES DEPARTMENT



- AUTOMATIC AIR RELEASE WITH BACKWASH ACCESSORIES, MANUFACTURED BY APCO MODEL 400, VAL-MATIC MODEL 48 OR H-TEC MODEL 986 FOR POTABLE & REUSE. WASTEWATER SHALL BE H-TEC MODEL 986 ONLY.
- PRECAST CONCRETE 4 FOOT DIA. MANHOLE.
- PIPE AND FITTINGS SHALL BE THREADED SCH 80 SS 316.
- SS 316 BALL VALVE
- CRUSHED SHELL
- ALL SS DOUBLE BAND SERVICE SADDLE (INCLUDING BODY).
- CAV'S SHALL BE PLACED AT THE HIGH POINT OF THE MAIN.
- PIPE CAV'S DISCHARGE TO NEAREST GRAVITY SEWER MANHOLE (SEWER & REUSE ONLY).


AUTOMATIC COMBINATION AIR RELEASE VALVE (CAV) DETAIL (ALTERNATE)
N.T.S.

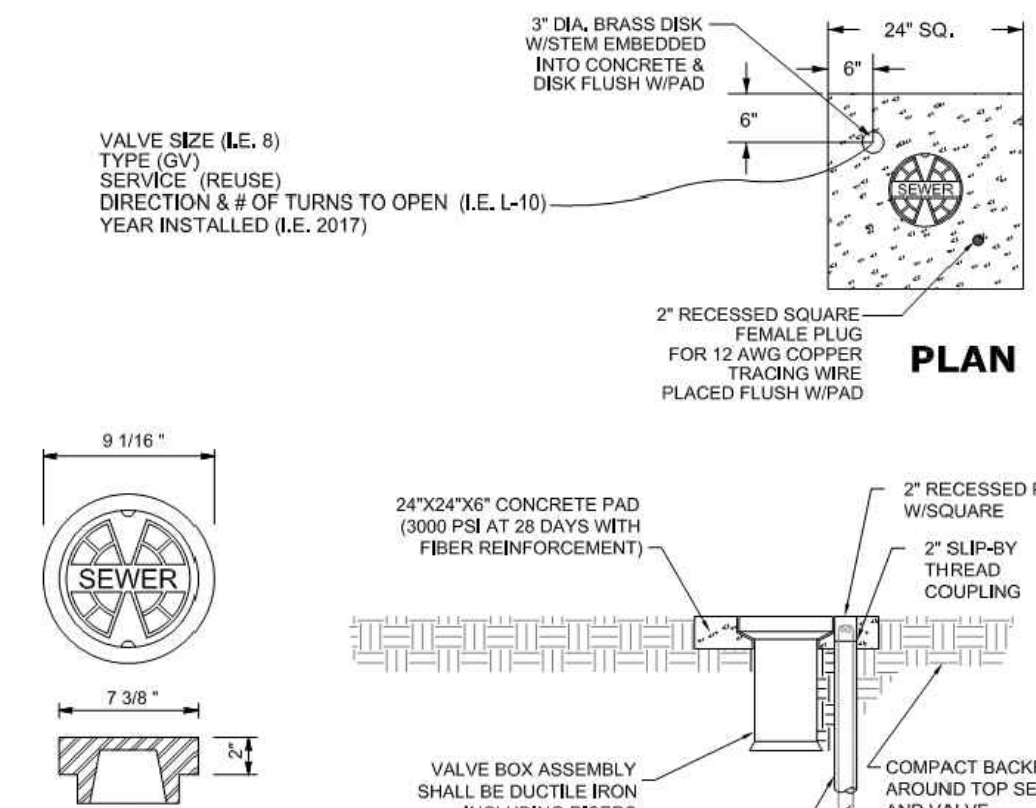
 CITY OF VENICE ENGINEERING DEPARTMENT 401 WEST VENICE AVE. VENICE FL 34285 (941) 486-2626 FAX (941) 480-3031	UTILITIES - GENERAL	DATE JAN 2021
	AUTO. COMBINATION AIR RELEASE VALVE	SHEET NO. U-2a



- EXISTING MAIN SHALL NOT BE TAPPED UNTIL THE ASSEMBLED SLEEVE AND VALVE ARE TESTED IN PLACE AT A MINIMUM OF 150 PSI FOR THIRTY MINUTES.
- UPON SUCCESSFUL TAPPING SLEEVE PRESSURE TEST (NOTE 1), THE THRUST BLOCK SHALL BE POURED AND HAVE SET FOR 24 HRS PRIOR TO TAPPING. READY-MADE THRUST BLOCKS CAN BE USED WITH CITY APPROVAL.
- STAINLESS STEEL TAPPING SLEEVE SHALL BE FORD, ALL HARDWARE SHALL BE 316 STAINLESS STEEL. GASKETS SHALL BE VITON/SSR COMPOUND.
- GATE VALVES SHALL BE RESILIENT WEDGE-TYPE MANUFACTURED BY MUELLER OR AMERICAN VALVE. ALL GATE VALVES SHALL BE FUSION BONDED EPOXY COATED (INTERIOR AND EXTERIOR) MEET ANSI/AWWA C550, AND BE NSF1 CERTIFIED.
- TAPPING SLEEVES MAY ONLY BE USED WHEN THE TAP DIAMETER IS AT LEAST ONE PIPE SIZE SMALLER THAN THE DIAMETER OF THE MAIN BEING TAPPED. TRANSMISSION MAINS SHALL NOT BE TAPPED WITH A TAP LESS THAN 4" IN DIAMETER.
- TAPPING/SERVICE SADDLES MAY BE USED FOR TAPS UP TO AND INCLUDING 2" DIAMETER.
- ALL TAPS SHALL BE WHOLE NUMBER NOMINAL SIZES, INCLUDING 1", 2", 4", ETC.
- VALVE BOX ALIGNMENT DEVICE SHALL BE INSTALLED IN ACCORDANCE WITH W-1 ON ALL VALVES ABOVE 1".

TAPPING SLEEVE & VALVE DETAIL
N.T.S.

 CITY OF VENICE ENGINEERING DEPARTMENT 401 WEST VENICE AVE. VENICE FL 34285 (941) 486-2626 FAX (941) 480-3031	UTILITIES - GENERAL	DATE JAN 2021
	TAPPING SLEEVE & VALVE	SHEET NO. U-3



VALVE SIZE (I.E. 6)
TYPE (GV)
SERVICE (REUSE)
DIRECTION & # OF TURNS TO OPEN (I.E. L-10)
YEAR INSTALLED (I.E. 2017)

3" DIA. BRASS DISK
W/STEM EMBEDDED
INTO CONCRETE &
DISK FLUSH W/PAD

24" SQ.

6"

2" RECESSED SQUARE
FRAME PLUG
FOR 12 AWG COPPER
TRACING WIRE
PLACED FLUSH W/PAD

PLAN

9 1/16"

7 3/8"

24"x24"x6" CONCRETE PAD
(3000 PSI AT 28 DAYS WITH
FIBER REINFORCEMENT)

2" RECESSED PLUG
W/SQUARE

2" SLIP-BY
THREAD
COUPLING

VALVE BOX ASSEMBLY
SHALL BE DUCTILE IRON
INCLUDING RISERS

COMPACT BACKFILL
AROUND TOP SECTION
AND VALVE


12 AWG COPPER
TRACING WIRE

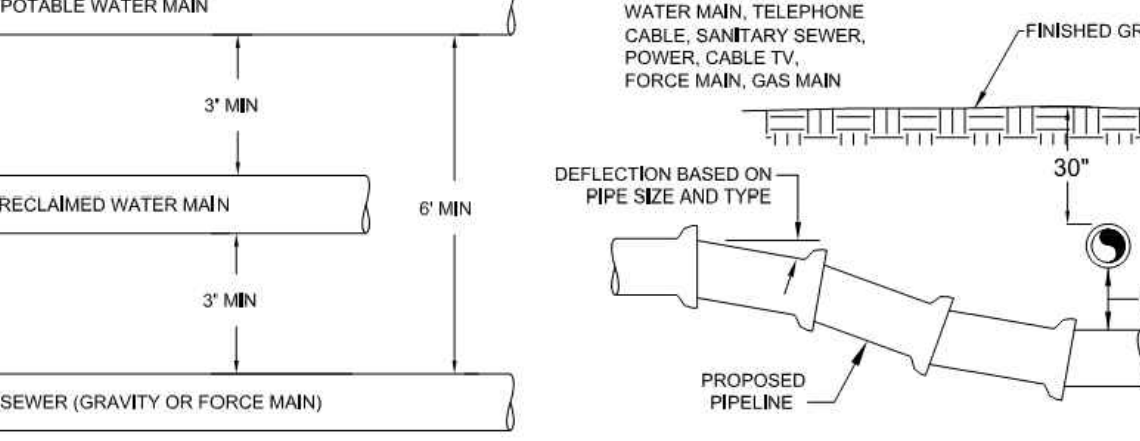
PROFILE

COVER DETAIL
APPROPRIATE SERVICE TYPE
SHALL BE INDICATED
(WATER, SEWER, REUSE, OR FIRE)

- PAVED AREAS: SET CONCRETE PAD AND COVER FLUSH WITH FINISHED PAVEMENT SURFACE.
- UNPAVED AREAS: SET PAD AND COVER 1 INCH ABOVE FINISHED GRADE.
- VALVES LOCATED IN DITCH AND OVER 4" DEPTH (LINE) MUST USE TRENCH ADAPTER VALVE BOX (ANSI/AWWA C900).
- COPPERHEAD TRACING WIRE #12 AWG OR EQUAL SHALL BE USED. IT SHALL BE COLOR CODED TO REFLECT WHAT THE PIPE CARRIES (BLUE = WATER, GREEN = SEWER, PURPLE = REUSE). CONTINUITY TEST SHALL BE PERFORMED ON ALL TRACER WIRES.
- PRE-CAST PADS MAY BE USED WITH CITY APPROVAL.
- FOR CURBED ROADWAYS: CURB SHALL BE ETCHED WITH THE LETTER "V" DIRECTLY PERPENDICULAR TO THE VALVE BOX.
- VALVE BOX COVERS SHALL BE PAINTED BLUE FOR POTABLE WATER, PURPLE FOR REUSE WATER, AND GREEN FOR SEWER.

VALVE BOX DETAIL
N.T.S.

 CITY OF VENICE ENGINEERING DEPARTMENT 401 WEST VENICE AVE. VENICE FL 34285 (941) 486-2626 FAX (941) 480-3031	UTILITIES - GENERAL	DATE JAN 2021
	VALVE BOX	SHEET NO. U-4



POTABLE WATER MAIN

3" MIN

RECLAIMED WATER MAIN

6" MIN

SEWER (GRAVITY OR FORCE MAIN)

3" MIN

EXISTING STORM SEWER,
WATER MAIN, TELEPHONE
CABLE, SANITARY SEWER,
POWER, CABLE TV,
FORCE MAIN, GAS MAIN

FINISHED GRADE

30°

DEFLECTION BASED ON
PIPE SIZE AND TYPE

PROPOSED PIPELINE

SEE TABLE BELOW

MINIMUM HORIZONTAL SEPARATION DISTANCES (FT)
(OUTSIDE OF PIPELINE TO OUTSIDE OF PIPELINE)


	WATER MAIN	FORCE MAIN	SANITARY SERVICE	REUSE MAIN	STORM WATER	OTHER UTILITIES (TELEPHONE, CABLE, ETC.)
WATER MAIN	3	6	6	3	3	3
FORCE MAIN	6	3	3	3	2	3
SANITARY SEWER	6	3	3	3	3	3
REUSE MAIN	3	3	3	3	3	3
STORM WATER	3	3	3	3	3	3
OTHER UTILITIES	3	3	3	3	3	3

MINIMUM VERTICAL SEPARATION DISTANCES (IN)
(OUTSIDE OF PIPELINE TO OUTSIDE OF PIPELINE)

	WATER MAIN	FORCE MAIN	SANITARY SERVICE	REUSE MAIN	STORM WATER	OTHER UTILITIES (TELEPHONE, CABLE, ETC.)
WATER MAIN	6	12	12	6	6	6
FORCE MAIN	12	6	6	6	6	6
SANITARY SEWER	12	6	6	6	6	6
REUSE MAIN	6	6	6	6	6	6
STORM WATER	6	6	6	6	6	6
OTHER UTILITIES	6	6	6	6	6	6

- MAXIMUM JOINT DEFLECTION SHALL BE 90% OF MANUFACTURER'S RECOMMENDATION.
- WHEREVER POSSIBLE, THE LAYOUT OF UTILITIES SHALL PLACE SANITARY SEWER AND SEWER FORCE MAINS BELOW RECLAIMED MAINS AND BELOW WATER MAINS, RESPECTIVELY. WHERE WATER MAINS ARE ABOVE GRAVITY SEWERS OR WASTEWATER FORCE MAINS, A VERTICAL CLEARANCE OF 6 INCHES IS ACCEPTABLE. STORM SHALL BE PLACED BELOW BOTH WATER AND SEWER WHERE POSSIBLE.
- ACCEPTABLE VARIANCES:
 - WHERE HORIZONTAL SEPARATION CANNOT BE MAINTAINED, C900 DR14 PVC PIPE SHALL BE USED FOR ONE OF THE PIPELINES.
 - WHERE VERTICAL CLEARANCE CANNOT BE MAINTAINED, ONE FULL LENGTH OF DR14 C900 PIPE SHALL BE INSTALLED CENTERED AT THE POINT OF CROSSING.
 - WHERE 36" MINIMUM DEPTH OF COVER CANNOT BE MAINTAINED, SPECIAL PROTECTION OR PIPE MATERIAL UPGRADE MAY BE REQUIRED, AT THE DISCRETION OF THE UTILITY DEPARTMENT.
- NO UTILITY PIPE SHALL PASS THROUGH, OR COME IN CONTACT WITH ANY PART OF A SANITARY MANHOLE OR STORMWATER STRUCTURE, WITHOUT APPROVAL FROM THE UTILITIES DIRECTOR OR CITY ENGINEER.


UTILITY CONFLICT & SEPARATION DETAIL
N.T.S.

 CITY OF VENICE ENGINEERING DEPARTMENT 401 WEST VENICE AVE. VENICE FL 34285 (941) 486-2626 FAX (941) 480-3031	UTILITIES - GENERAL	DATE JAN 2021
	UTILITY CONFLICTS & SEPARATIONS	SHEET NO. U-5

PIPE FITTINGS
N.T.S.

SERVICE	COLOR	MATERIAL/CLASS
POTABLE WATER MAIN	BLUE	
RAW WATER MAIN	WHITE	AWWA C900 PVC / DR 18
FORCE MAIN	PURPLE	FUSIBLE C900 PVC / DR 18
REUSE WATER SERVICE	PURPLE	HDPE PPI PE 4710 / DR 11 (DUCTILE IRON PIPE SIZE)
WATER SERVICE	BLUE	PE (POLYTUBING) / DR 9
REUSE SERVICE	PURPLE	PE (POLYTUBING) / DR 9
GRAVITY SEWER MAIN (MIN. 8" DIAMETER)	GREEN	ASTMD3034 / SDR 26 FUSIBLE PVC / SDR 26
SEWER LATERAL (MIN. 6" DIAMETER)	GREEN	ASTMD3034 / SDR 26 / SDR 35 / SCH 40 PVC

PIPE MATERIAL SCHEDULE
N.T.S.

 CITY OF VENICE ENGINEERING DEPARTMENT 401 WEST VENICE AVE. VENICE FL 34285 (941) 486-2626 FAX (941) 480-3031	UTILITIES - GENERAL	DATE JAN 2021
	PIPE FITTINGS & MATERIAL	SHEET NO. U-6

PRESSURE MAIN RESTRAINED JOINT TABLE
N.T.S.

FITTING	MINIMUM LENGTH (FT) OF FORCE MAIN TO BE RESTRAINED ON EACH SIDE OF FITTING								
	PIPE SIZE (INCHES)								
	4	6	8	10	12	16	18	20	24
45 BEND: H	6	9	12	14	16	21	23	25	29
VU	4	6	7	9	10	13	15	16	19
VD	12	20	26	32	37	48	53	28	68
22.5 BEND: H	3	4	6	7	8	10	11	12	14
VU	2	3	4	4	5	6	7	8	9
VD	7	10	13	15	18	23	26	28	33
11.25 BEND: H	2	2	3	3	4	5	5	6	7


FITTING	MINIMUM LENGTH (FT) OF REUSE MAIN TO BE RESTRAINED ON EACH SIDE OF FITTING								
	PIPE SIZE (INCHES)								
	4	6	8	10	12	16	18	20	24
90 BEND: H	23	33	43	51	60	76	83	90	104
45 BEND: H	10	14	18	21	25	31	34	37	43
VU	6	8	11	13	16	20	22	24	28
VD	22	30	40	48	56	72	80	87	102
22.5 BEND: H	5	7	8	10	12	15	17	18	21
VU	3	4	5	6	7	10	11	12	14
VD	10	15	19	23	27	35	38	42	49
11.25 BEND: H	2	3	4	5	6	7	8	9	10

PLUGS: 52 73 96 115 136 174 193 211 246

ABBREVIATIONS: H=HORIZONTAL, VU=VERTICAL UP, VD=VERTICAL DOWN.

- FOR TEE OR REDUCER FITTINGS SUBMIT RESTRAINED JOINT LENGTH CALCULATIONS TO CITY ENGINEER FOR REVIEW AND APPROVAL, USING THE ASSUMPTIONS LISTED ABOVE.
- RESTRAINED JOINT LENGTH FOR WATER AND REUSE MAINS BASED ON TEST PRESSURE OF 150 PSI. RESTRAINED JOINT LENGTH FOR FORCE (SEWER) MAINS BASED ON TEST PRESSURE OF 100 PSI. CALCULATIONS WERE MADE USING EBAA IRON SOFTWARE (AVAILABLE AT WWW.EBAA.COM) AND THE FOLLOWING ASSUMPTIONS: GRANULAR MATERIAL (GM) SOIL TYPE, TRENCH TYPE 3, BURY DEPTH OF 3 FT, AND SAFETY FACTOR OF 2 TO 1. IF FIELD CONDITIONS DIFFER FROM ABOVE ASSUMPTIONS EOR SHALL PROVIDE CALCULATIONS BASED ON ACTUAL CONDITIONS.
- RESTRAINED JOINT SHALL BE USED ON ALL JOINTS FROM ANY MAIN TEE TO ANY FIRE HYDRANT ASSEMBLY.
- THRUST BLOCKS WILL NOT BE ACCEPTED, UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER.
- ALL HARDWARE SHALL BE 316 SS.

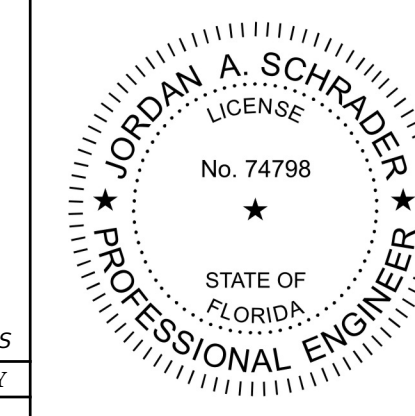
RESTRAINED JOINT TABLE
N.T.S.

 CITY OF VENICE ENGINEERING DEPARTMENT 401 WEST VENICE AVE. VENICE FL 34285 (941) 486-2626 FAX (941) 480-3031	UTILITIES - GENERAL	DATE JAN 2021
	RESTRAINED JOINT TABLE	SHEET NO. U-7

RECORD DRAWINGS
April 5, 2024
APPROVED



DATE	DESCRIPTION	BY
05-17-2021	INITIAL SUBMITTAL	JAS
	REVISIONS	



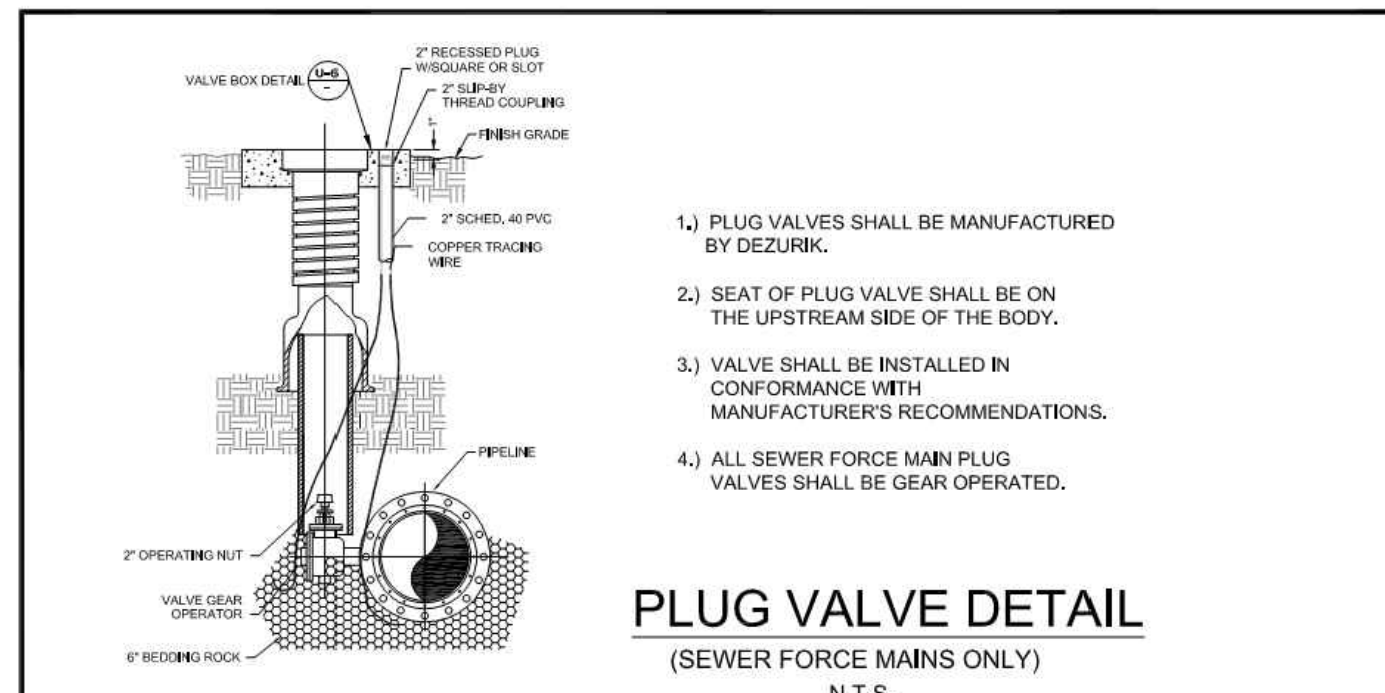
Clearview LAND DESIGN, P.L.
Engineering Business C.A. No.: 28898
3010 W Azele St., Suite 150, Tampa, Florida 33609
Office: 813-223-3919 Fax: 813-223-3975

This item has been digitally signed and sealed by **JORDAN A. SCHRADER, P.E.** on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

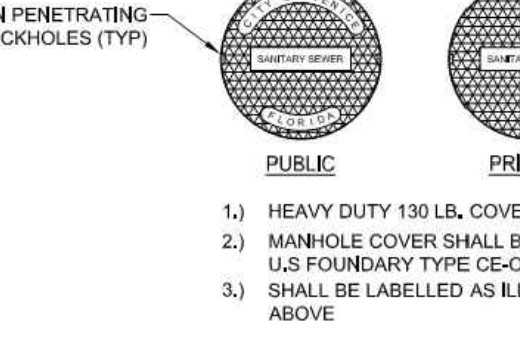
DATE: 03/19/2024
JORDAN A. SCHRADER, P.E. NO. 74798
FLORIDA PROFESSIONAL ENGINEER

GENERAL UTILITY DETAILS

JOB NO. JEN-RU-008	DESIGN FERREIRA	DRAWN DUNCAN	DATE 03-19-2024	FILE WSD
RUSTIC ROAD NORTH PHASES 1 & 2 PHASE 1 SM ONLY				
PREPARED FOR: C/O BANYAN LAND CAPITAL, LLC.				
ELEVATIONS BASED ON NORTH AMERICAN VERTICAL DATUM 1988 (NAVD 88) Conversion from NAVD 88 to NGVD 29 = +1.11 Feet				
SHEET 66 OF 71 SHEETS				

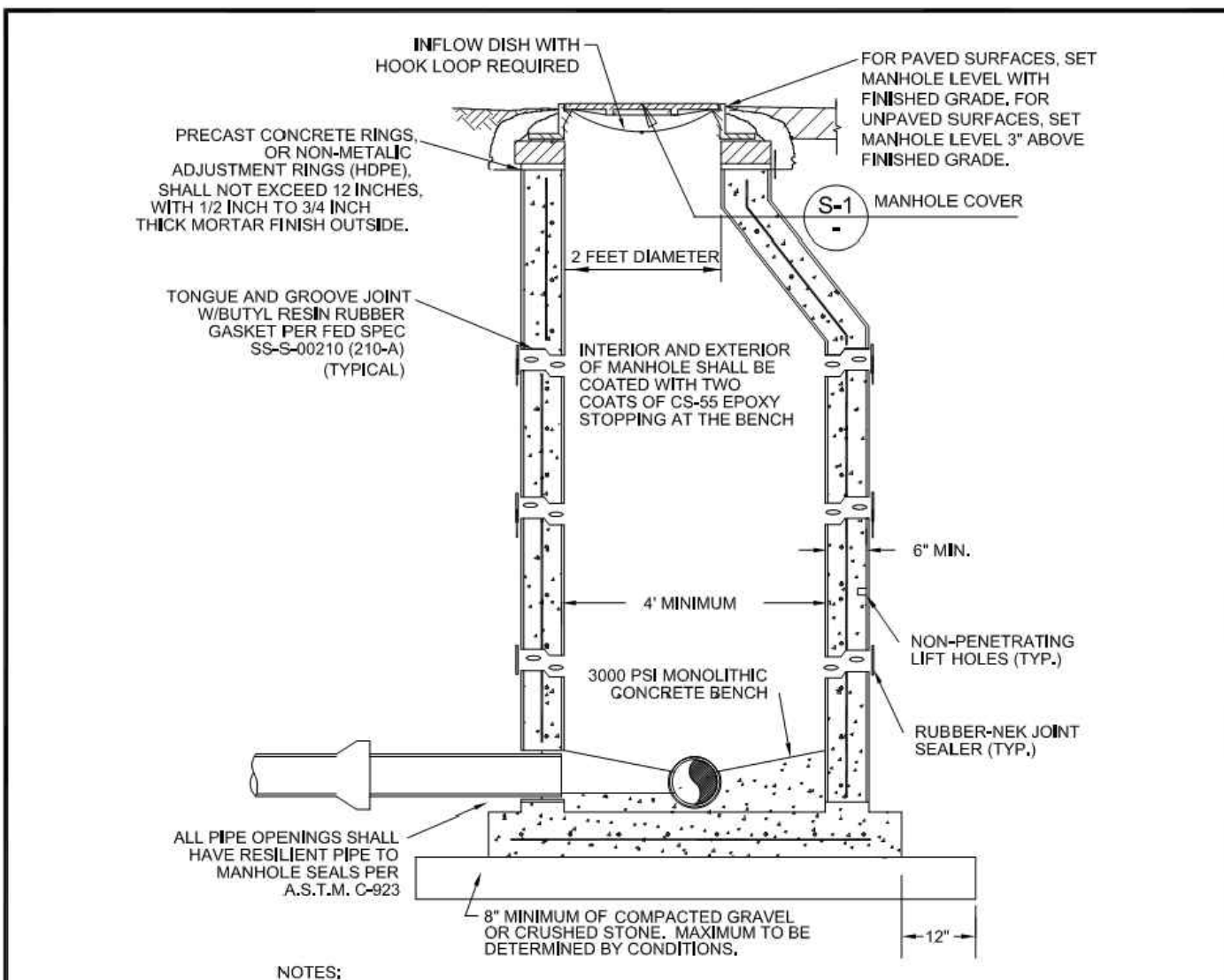


PLUG VALVE DETAIL
(SEWER FORCE MAINS ONLY)
N.T.S.



1. PLUG VALVES SHALL BE MANUFACTURED BY DEZURIK.
 2. SEAT OF PLUG VALVE SHALL BE ON THE UPSTREAM SIDE OF THE BODY.
 3. VALVE SHALL BE INSTALLED IN CONFORMANCE WITH MANUFACTURER'S RECOMMENDATIONS.
 4. ALL SEWER FORCE MAIN PLUG VALVES SHALL BE GEAR OPERATED.
1. MATERIAL: ASTM-A48 CLASS 308 GRAY IRON
 2. RING WT: 155 LBS, APP.
 3. COVER WT: 150 LBS, APP.
 4. INFLOW DISH REQUIRED
1. MATERIAL: ASTM-A48 CLASS 308 GRAY IRON
 2. RING WT: 90 LBS, APP.
 3. COVER WT: 130 LBS, APP.

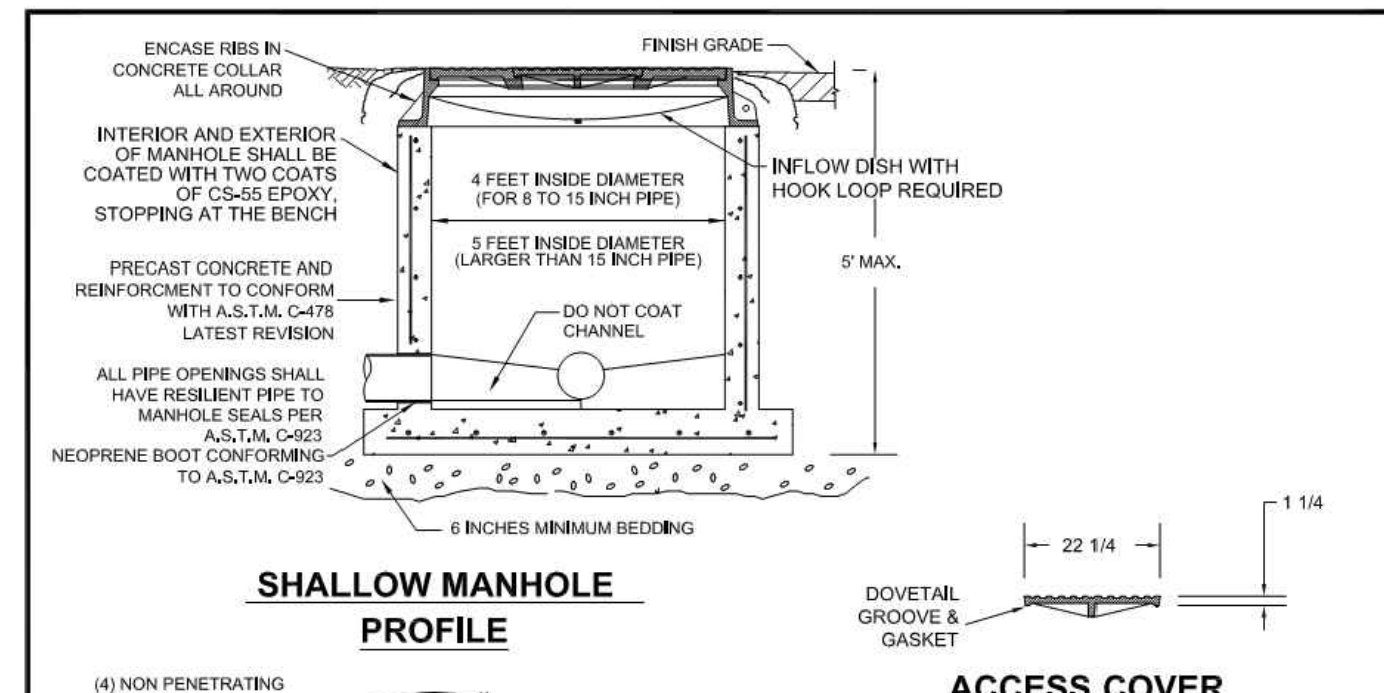
CITY OF VENICE ENGINEERING DEPARTMENT 401 WEST VENICE AVE. VENICE FL 34285 (941) 486-2626 FAX (941) 480-3031	UTILITIES - SEWER PLUG VALVE & MANHOLE COVERS	DATE JAN 2021
		SHEET NO. S-1



SANITARY SEWER MANHOLE DETAIL
N.T.S.

1. MANHOLE SHALL CONFORM TO A.S.T.M. C-478 LATEST REVISION TYPE II CONCRETE, 4000 P.S.I. 28 DAY COMPRESSIVE STRENGTH
2. TURBULENT MANHOLES, AND DROP MANHOLES, SHALL BE LINED WITH AGRU SURE GRIP HDPE. FOR EXISTING MANHOLES RECEIVING FORCE MAINS, LINE WITH RAVENS COAT 405 EPOXY.
3. ECCENTRIC CONE MANHOLES SHALL BE USED WHENEVER POSSIBLE, WHERE STRUCTURAL CONDITIONS DICTATE, A CONCENTRIC CONE MAY BE USED IN LIEU OF AN ECCENTRIC CONE.
4. FOR MANHOLES LESS THAN 5 FEET IN DEPTH, A SHALLOW MANHOLE (DETAIL 8, THIS SHEET) SHALL BE USED.
5. MONOLITHIC, DUCTILE IRON ADJUSTMENT RINGS MAY ONLY BE USED FOR SURFACE OVERLAY PROJECTS, NOT FOR NEW CONSTRUCTION.
6. INFLOW DISH SHALL BE PROVIDED AND INSTALLED BY CONTRACTOR.

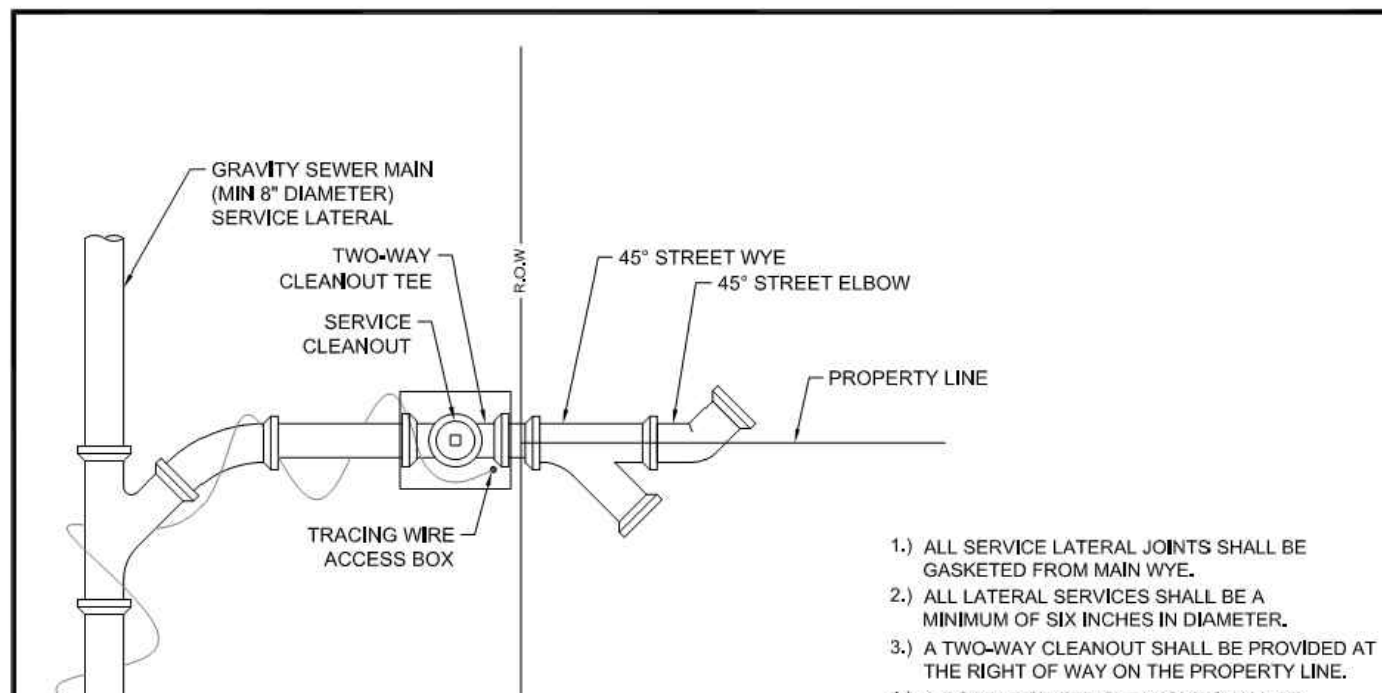
CITY OF VENICE ENGINEERING DEPARTMENT 401 WEST VENICE AVE. VENICE FL 34285 (941) 486-2626 FAX (941) 480-3031	UTILITIES - SEWER SANITARY SEWER MANHOLE	DATE JAN 2021
		SHEET NO. S-2



PRECAST SHALLOW MANHOLE DETAIL
N.T.S.

1. SHALLOW MANHOLE SHALL BE INSTALLED WHEREVER THE BASE OF THE MANHOLES LESS THAN 5 FEET BELOW THE FINISHED GRADE
2. MANHOLE SHALL CONFORM TO A.S.T.M. C-478 LATEST REVISION TYPE II CONCRETE, 4000 P.S.I. 28 DAY COMPRESSIVE STRENGTH
3. INTERCEPTOR MANHOLES, DROP MANHOLES, AND MANHOLES WITH INTERCEPTING FORCE MAINS SHALL BE LINED.
4. ALL JOINTS SHALL BE WRAPPED WITH RUBBER-NEK SEALER.
5. INFLOW DISH SHALL BE PROVIDED AND INSTALLED BY CONTRACTOR.
6. COVER SPECIFICATIONS:
MATERIAL: ASTM-A48 CLASS 308 GRAY IRON
RING WT: 700 LBS, APP. (USF 694-646)
OUTER COVER WT: 675 LBS, APP.
INNER COVER WT: 105 LBS, APP.

CITY OF VENICE ENGINEERING DEPARTMENT 401 WEST VENICE AVE. VENICE FL 34285 (941) 486-2626 FAX (941) 480-3031	UTILITIES - SEWER PRECAST SHALLOW MANHOLE	DATE JAN 2021
		SHEET NO. S-3



SANITARY SEWER SERVICE & CLEANOUT DETAIL
N.T.S.

1. ALL SERVICE LATERAL JOINTS SHALL BE GASKETED FROM MAIN WYE.
2. ALL LATERAL SERVICES SHALL BE A MINIMUM OF SIX INCHES IN DIAMETER.
3. A TWO-WAY CLEANOUT SHALL BE PROVIDED AT THE RIGHT OF WAY ON THE PROPERTY LINE.
4. A DOUBLE-SWEEP CLEANOUT SHALL BE PROVIDED ON THE PRIVATE SIDE.
5. COPPERHEAD TRACING WIRE #12 AWG OR EQUAL SHALL BE USED. IT SHALL BE COLOR CODED TO GREEN FOR SEWER.
6. AIR TEST REQUIRED.
7. THE BUILDING GENERAL CONTRACTOR SHALL INSURE THE APPLICABLE SERVING SANITARY SEWER CLEANOUT CONNECTION IS PLACED AT FINISH GRADE WITH COVER, AND IS WITH A CONCRETE PAD AT THE TIME CERTIFICATION OF OCCUPATION (CO) IS REQUESTED. NON COMPLIANCE MAY RESULT IN A DELAY OF CO.
8. FOR CURBED ROADWAYS: CURB SHALL BE ETCHED WITH THE LETTER "S" DIRECTLY PERPENDICULAR TO THE SEWER CLEANOUT.
9. WHEN CONNECTING TO EXISTING SERVICE TAPS ON VCP, REMOVE EXISTING VCP WYE AND REPLACE WITH SIZES GASKETED FITTINGS, USE MAXADAPTOR TO TRANSITION FROM VCP TO PVC.

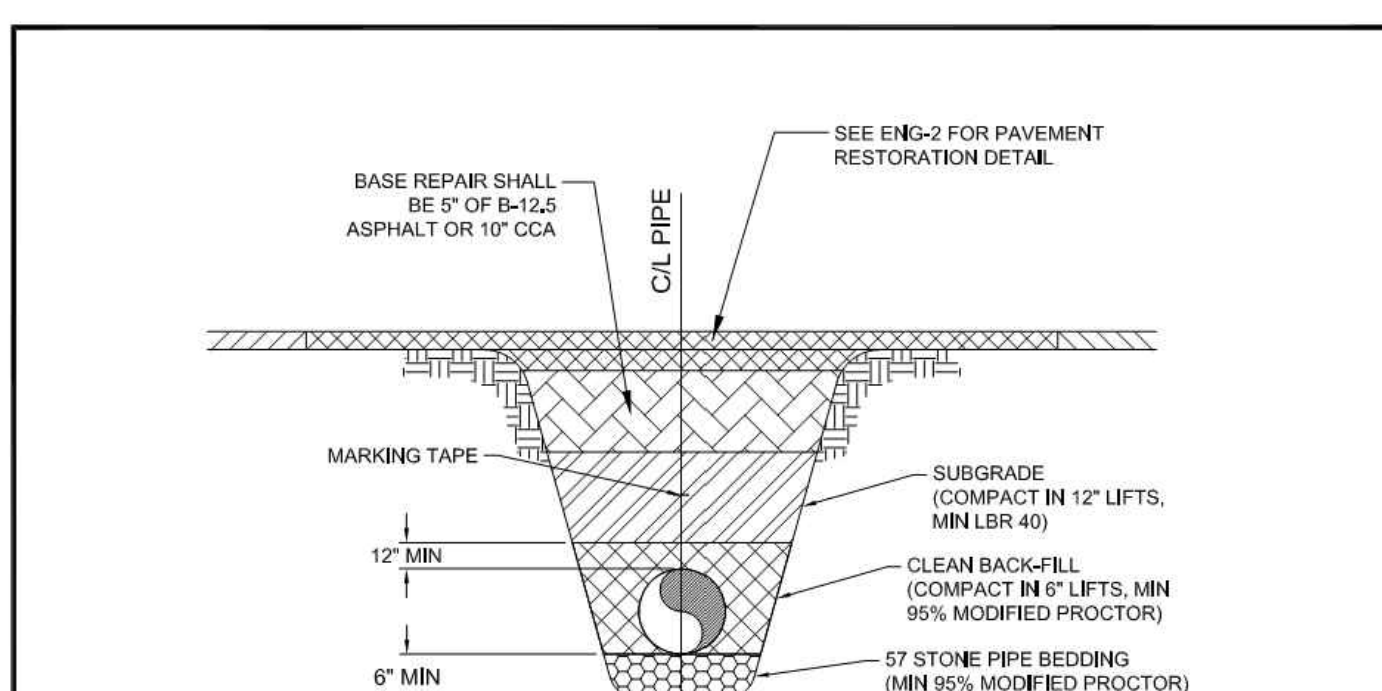
CITY OF VENICE ENGINEERING DEPARTMENT 401 WEST VENICE AVE. VENICE FL 34285 (941) 486-2626 FAX (941) 480-3031	UTILITIES - SEWER SEWER SERVICE & CLEANOUT	DATE JAN 2021
		SHEET NO. S-4



SANITARY SEWER DROP MANHOLE
N.T.S.

1. MANHOLE SHALL CONFORM TO A.S.T.M. C-478 LATEST REVISION TYPE II CONCRETE, 4000 P.S.I. 28 DAY COMPRESSIVE STRENGTH
2. THE NEW CONSTRUCTION OF INTERCEPTOR MANHOLES, DROP MANHOLES, AND MANHOLES INTERCEPTING FORCE MAINS SHALL BE LINED WITH AGRU SURE GRIP HDPE WITH AGRU BASE LINER, WHEN CONNECTING TO EXISTING MANHOLES, USE 250 MILS RAVEN 405 OR SPRAYWALL SPRAY-APPLIED LINER.
3. DROP MANHOLES SHALL NOT BE USED WITHOUT WRITTEN PERMISSION FROM THE UTILITY DEPARTMENT.

CITY OF VENICE ENGINEERING DEPARTMENT 401 WEST VENICE AVE. VENICE FL 34285 (941) 486-2626 FAX (941) 480-3031	UTILITIES - SEWER SANITARY DROP MANHOLE	DATE JAN 2021
		SHEET NO. S-5



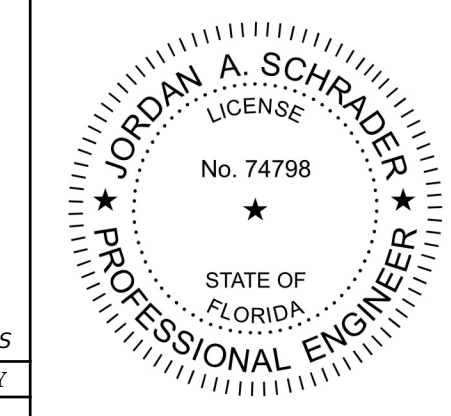
SEWER PIPE TRENCH DETAIL
N.T.S.

1. COPPERHEAD TRACING WIRE #12 AWG OR EQUAL SHALL BE ATTACHED TO TOP OF PIPE AT 20' INTERVALS ON ALL SEWER MAINS. IT SHALL BE COLOR CODED GREEN FOR SEWER.
2. MINIMUM COVER SHALL BE 36" FROM TOP OF PIPE TO FINISHED GRADE.
3. INSTALLATION OF PIPE SHALL BE IN CONFORMANCE WITH MANUFACTURER'S RECOMMENDATIONS.
4. PAVEMENT RESTORATION SHALL CONFORM WITH DETAIL ENG-2 OF THESE CITY STANDARDS.
5. ALL UTILITIES (PUBLIC AND PRIVATE) THAT CROSS A DITCH / SWALE SHALL BE 36" MIN BELOW THE ACTUAL / DESIGN BOTTOM OF CONVEYANCE.
6. MARKING TAPE SHALL BE PROVIDED PER U-1.

CITY OF VENICE ENGINEERING DEPARTMENT 401 WEST VENICE AVE. VENICE FL 34285 (941) 486-2626 FAX (941) 480-3031	UTILITIES - GENERAL SEWER PIPE TRENCH	DATE JAN 2021
		SHEET NO. S-6

RECORD DRAWINGS
April 5, 2024
APPROVED

05-17-2021	INITIAL SUBMITTAL	JAS
DATE	DESCRIPTION	BY
	REVISIONS	



 Engineering Business C.A. No.: 88958 3010 W Azele St., Suite 150, Tampa, Florida 33609 Office: 813-223-3919 Fax: 813-223-3975 This item has been digitally signed and sealed by JORDAN A. SCHRADER, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies. DATE: 03/19/2024 JORDAN A. SCHRADER, P.E. NO. 74798 FLORIDA PROFESSIONAL ENGINEER	SANITARY SEWER SYSTEM DETAILS RUSTIC ROAD NORTH PHASES 1 & 2 PHASE 1 SM ONLY	
	JOB NO. JEN-RU-008 DESIGN FERREIRA DRAWN DUNCAN DATE 03-19-2024 FILE WSD	PREPARED FOR: C/O BANYAN LAND CAPITAL, LLC. ELEVATIONS based on North American Vertical Datum 1988 (NAVD 88) Conversion from NAVD 88 to NGVD 29 = +1.11 Feet