

RUSTIC ROAD NORTH

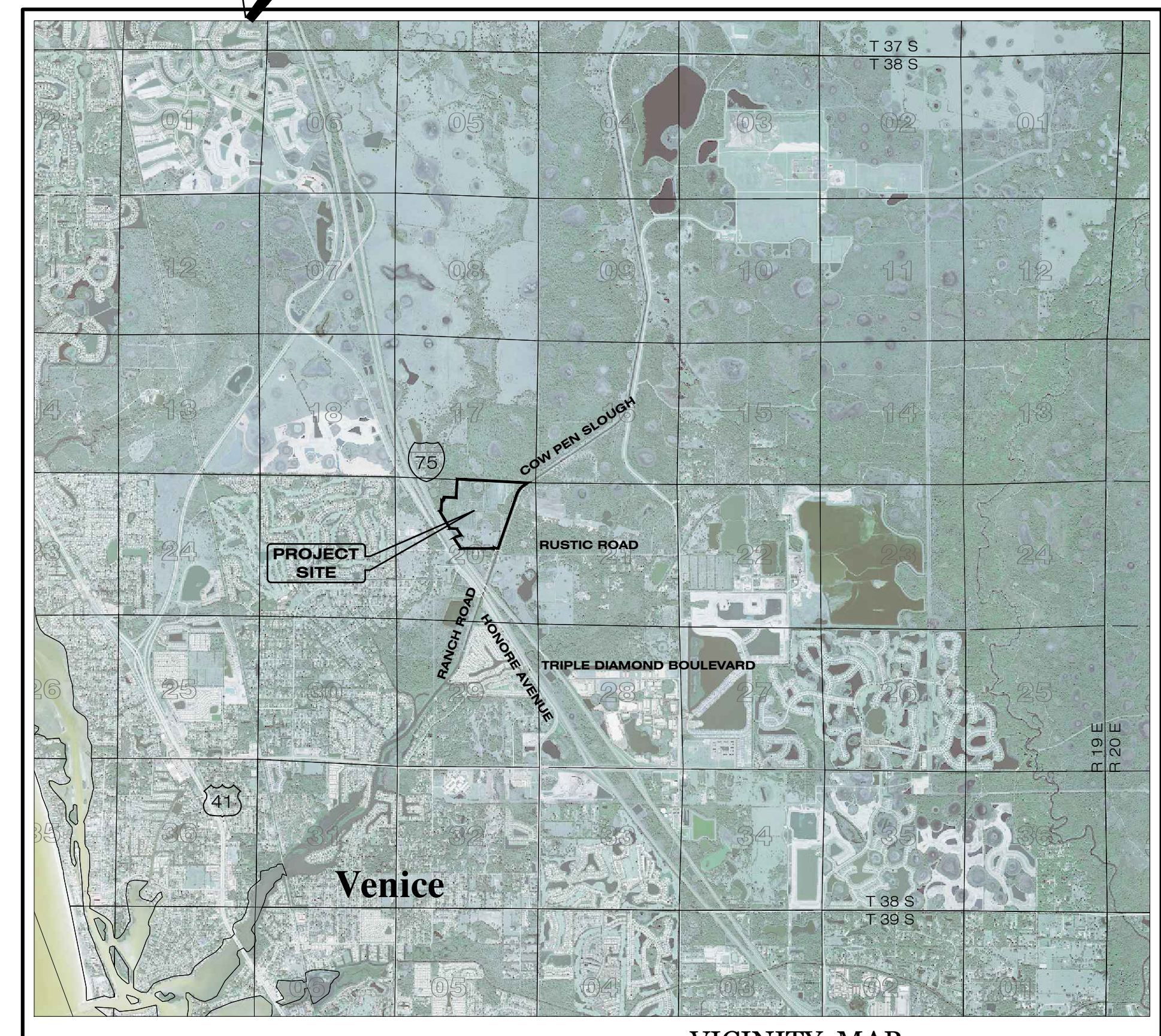
PHASES 1 & 2

PHASE 1 WM ONLY

CONSTRUCTION PLANS

RECORD DRAWINGS

RECORD DRAWINGS
March 5, 2024
APPROVED



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

INDEX OF CONSTRUCTION PLANS

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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.

54.8 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 12/01/2023

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 34275 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-NEUBOLD 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

CALL 48 HOURS
 BEFORE YOU DIG

811
 Know what's below.
 Call before you dig.

IT'S THE LAW!
 DIAL 811

SUNSHINE STATE ONE CALL OF FLORIDA, INC.

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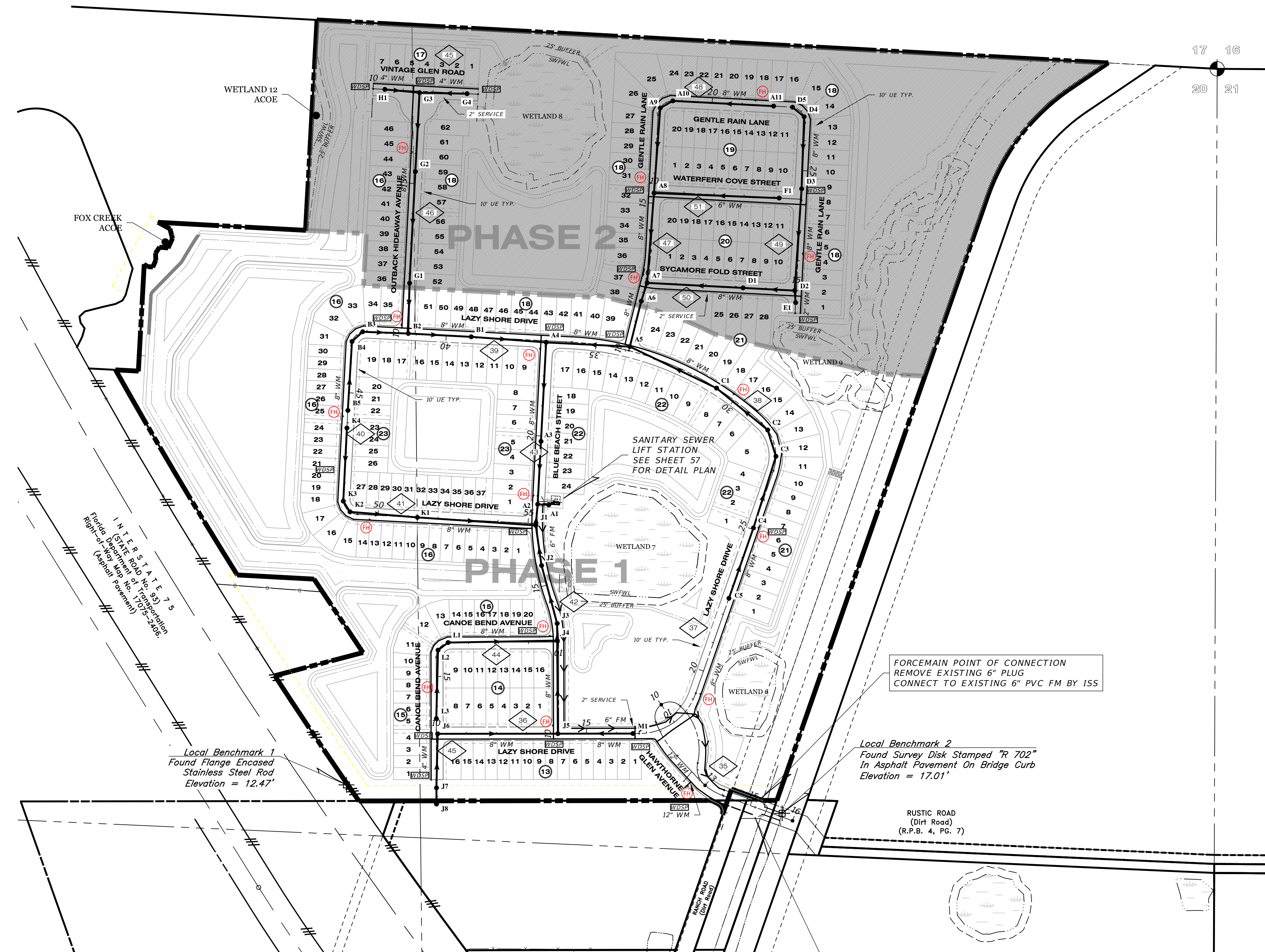
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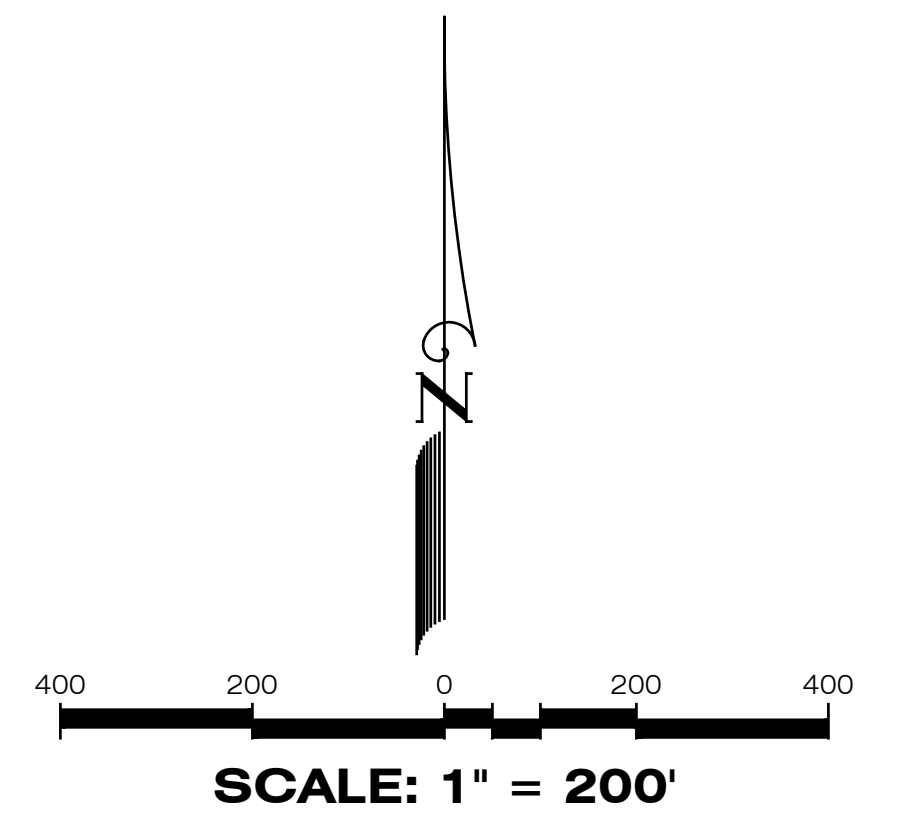
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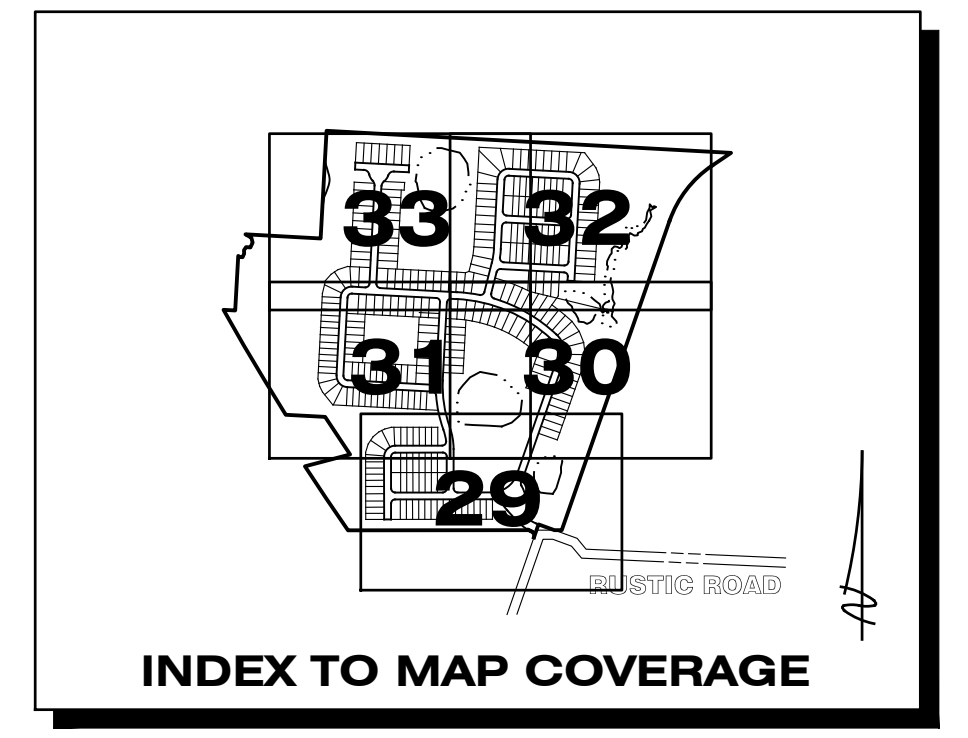


RECORD DRAWINGS
March 5, 2024
APPROVED



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
		* DUAL SERVICE (WM) W/SERVICE CASING
		WATER SERVICE W/VALVE
		WATER DISTRIBUTION SAMPLING POINT (WDSP)
		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'

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

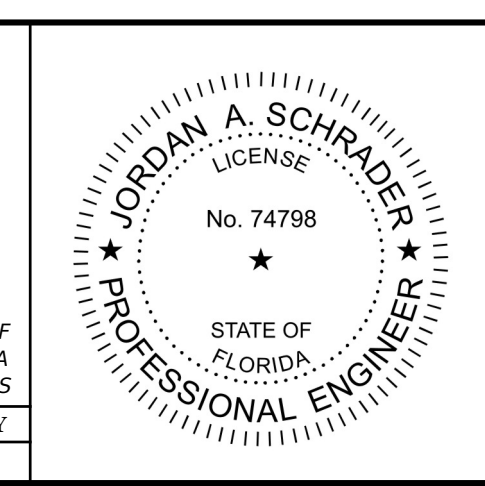
FORCEMAIN POINT OF CONNECTION
 REMOVE EXISTING 6" PLUG
 CONNECT TO EXISTING 6" PVC FM BY ISS

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: 02/16/2024
 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 WM ONLY
DATE 01-19-2024	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	

P:\RUSTIC ROAD NORTH-SE\INSPECTION & CERT\MASTER RECORD SET\WM CAD\WSKEY.DWG-27 MASTER WATER & SEWER PLAN 2024/01/19 9:27 AM CLD ENGINEER01

WATER AND SEWER 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.
- 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.
- Grass and mulch, or solid sod, all areas in existing rights-of-way disturbed by construction.
- In accordance with the Underground Facility Damage Prevention and Safety Act (Chapter 356, 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.
- Contractor shall contact the engineer and/or the owner prior to any construction that may damage trees.
- Contractor shall verify locations and depths of existing water and sewer lines prior to beginning construction.
- Contractor shall be responsible for obtaining any and all road crossing and/or utility permits.
- 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.
- 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.
- All Sanitary Sewer Manholes to be constructed in unpaved areas shall have water tight ring and cover.
- 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.
- 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.
- All sanitary sewer gravity main pipe and fittings shall be PVC SDR-26, and shall comply with ASTM D 3034.
- All 6" sanitary sewer pipe shall be constructed at a 1.0% minimum slope.
- All 4" sanitary sewer pipe shall be constructed at a 1.2% minimum slope.
- All water main pressure pipe shall have a minimum 36" cover.
- 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.
- All DIP water main pressure pipe shall be Class 50 and conform to the requirements found in ANSI/AWWA C151/A 21.51.
- 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.
- 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.
- 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.
- 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.
- 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).
- 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.
- A minimum 10-foot horizontal separation shall be maintained between any type of sewer and water main in 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.
- 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 must 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.
- 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).
- All DIP shall be class 50 or higher. Adequate protective measures against corrosion shall be used.
- Water main shall be located 5' off right-of-way line unless otherwise noted.
- 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.
- Force main shall be located 5' off right-of-way line unless otherwise noted.
- Force main depth of cover shall not be less than 48 inches.
- Bends shall be installed in force main and/or water main to avoid unforeseen conflicts in existing or proposed structures.
- The joint deflection method shall be used where practical in lieu of installing bends.
- 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.
- 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.
- 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.
- 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.
- 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

- 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.
- 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.
- 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.
- Trench shall be braced or shored in accordance with the "Florida Trench & Safety Act".
- Width of trench bottom shall be outside diameter of pipe plus twelve inches (12") each side, maximum.
- Contractor shall place metallic burial identification tape directly above water main in conformance with County Code.
- All well point holes shall be filled with coarse sand or other satisfactory granular material at time well points are pulled.
- 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.
- 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.
- 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.
- 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.

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.

- 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.
- 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--ins requiring water service to be shut off shall be made when required by the City of Venice.
- 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.
- 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.
- 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.
- All existing salvageable pipe fittings, etc. shall remain the property of the owner and be stored on site at the direction of the engineer.
- 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 PVC water 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, blowoffs, etc. The cost for color tape and copper tracing wire shall be included in the water main unit prices.
- 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.
- All construction 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.
- 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.
- 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.
- Connections to existing water lines will not be permitted until all new water lines have successfully completed all pressure and bacteriological testing.
- 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.
- 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

- 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.
- 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.
- 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.
- 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.
- 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.
- Vertical clearance between water and storm/reuse/wastewater lines shall be 18 inches minimum.
- 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

- 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 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. As-builts shall include a GIS submittal per COV standards.
- The contractor shall furnish "as--built" top of pipe elevations of all water mains every 100', all fittings and all changes in grade.
- 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

- The contractor shall provide all joint restraining as required. See restrained joint tables.
- 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.
- Completely coat exposed tie--bars or other uncoated steel after installation with two coats of porter tarseal maxi--build 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.

- 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.
- 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.
- 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@cgsc.net and 941-661-6625.
- 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.
- 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.
- 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.
- For painting and surface finishing requirements, refer to appropriate division of the project specifications.
- Pipe and fittings for P.V.C. gravity pipe shall meet the requirements of A.S.T.M. specification D-3034 (SDR 26).
- Force mains shall be restrained joint in accordance with the water main details unless otherwise specified.
- 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

- Testing shall be in conformance with the City of Venice "Standard Details, General Notes, and Testing Requirements" Manual, or the specifications, whichever is stricter.
- 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.
- The contractor shall have the new sewer service TV. Inspected as per the City of Venice "Standard Details, General Notes, and Testing Requirements" Manual.

As-Builts

- 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.
- The contractor shall furnish "as-built" stationing of sewer wyes using each downstream manhole as sta. 0+000.
- Top of pipe elevations for all force mains are required at a maximum interval of every 100' and every fitting or change in grade.
- 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

- Lift holes through precast structures are not permitted. All openings shall be sealed and waterproofed as specified and directed by the engineer.
- Manholes shall comply with ASTM, specification C-478. Latest revision, "precast reinforced concrete manhole sections", except as exceeded by the details and specifications.
- Cement shall be Type II.
- Concrete shall be 4000 PSI. 6 28-day minimum strength, unless otherwise noted.
- Mortar shall be 2 parts clean sand and one (1) part cement with no more than 1/2 part hydrated lime.
- Mortar joints shall be full and struck flush.
- 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.
- No steps shall be used.
- 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.
- 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.
- Manhole ring and cover shall be as specified.
- 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

- Clean-outs are required on all services.
- 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

- 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.
- On uncurbed streets, the location for each installed service valve or manhole shall be marked by using 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.
- 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.
- 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.
- 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.

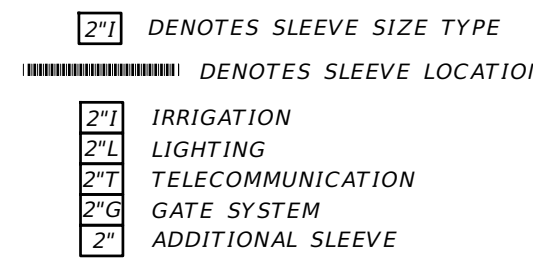
Notes:

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

Sanitary Service General Notes

- 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.
- The wastewater service lateral shall not be deeper than 5 feet from finished (final) grade, top back of curb, or edge of pavement.
- Wastewater service lateral cleanouts shall have a poured in place concrete pad. See detail S-4

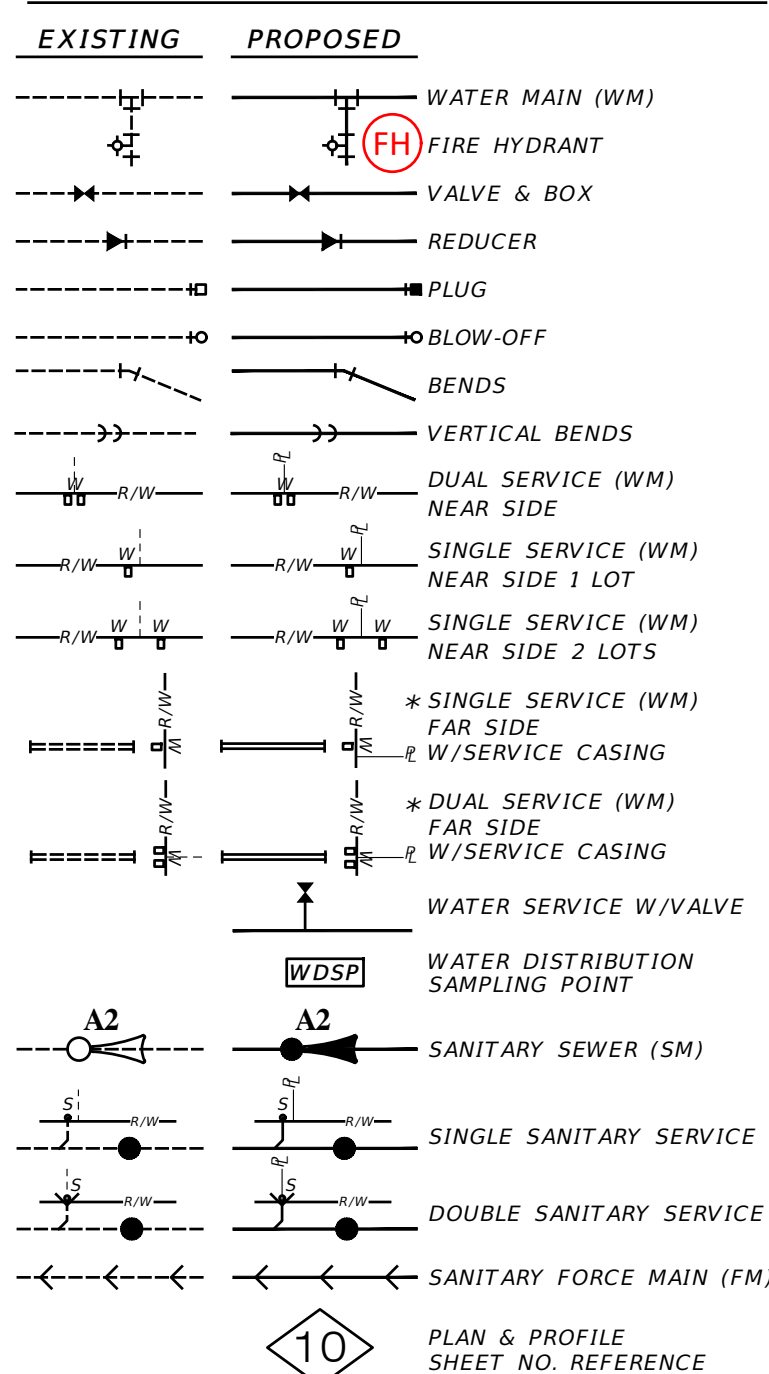
PRIVATE SLEEVING LEGEND



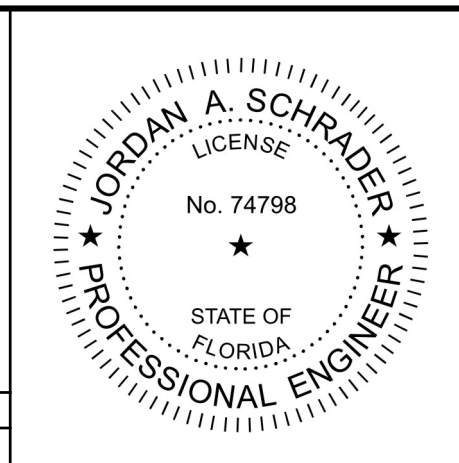
PRIVATE SLEEVING NOTES

- ALL SLEEVING TO BE SCHEDULE 40 PVC.
- THE TOP OF ANY SLEEVE SHALL BE BETWEEN 24" AND 42" BELOW THE BACK OF CURB.
- WHERE SEVERAL SLEEVES ARE REQUIRED, MAINTAIN 6" HORIZONTAL SEPARATION BETWEEN EACH SLEEVE. DO NOT STACK ONE ON TOP OF ANOTHER.
- ALL SLEEVES SHALL BE 2" DIAMETER MINIMUM UNLESS OTHERWISE NOTED.
- 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.
- CURBS AT AREA OF CROSSING TO BE MARKED USING CONCRETE SAW TO CREATE A TRIANGLE PATTERN ON THE TOP OF CURB.
- ALL SLEEVES SHALL EXTEND 24" MINIMUM BEYOND ALL CURBS OR WALKS.
- ADDITIONAL SLEEVING MAY BE REQUIRED FOR ADDITIONAL UTILITIES. SITE CONTRACTOR TO COORDINATE ADDITIONAL SLEEVING ONSITE.
- THE END OF ALL SLEEVES SHALL BE SEALED WITH DUCT TAPE.
- 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.

LEGEND



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



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. Print copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

DATE: 02/16/2024
 JORDAN A. SCHRADER, P.E. NO. 74798
 FLORIDA PROFESSIONAL ENGINEER

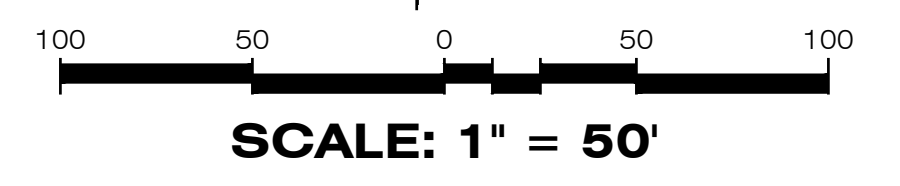
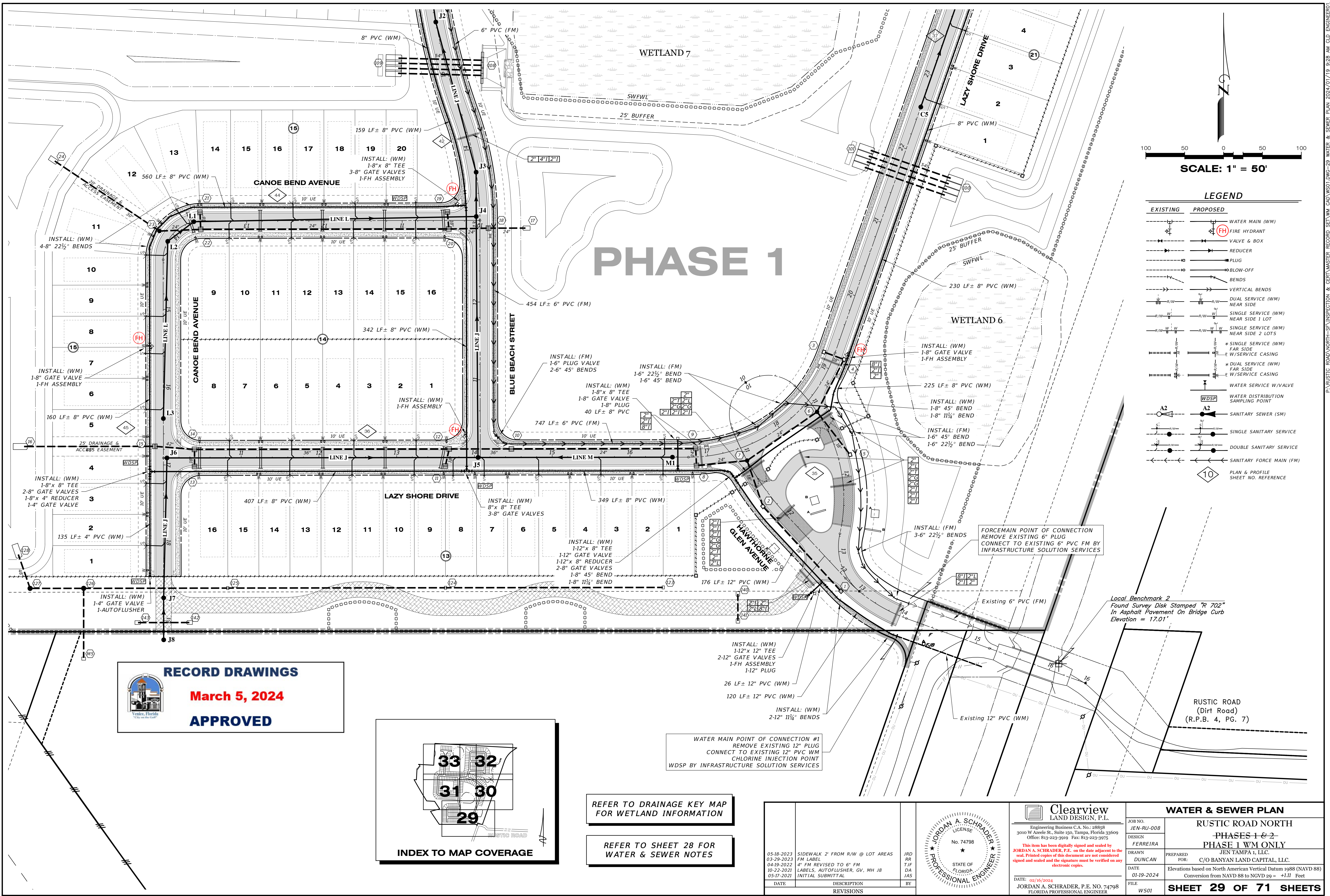
WATER & SEWER NOTES

JOB NO. JEN-RU-008
 DESIGN FERREIRA
 DRAWN DUNCAN
 DATE 01-19-2024
 FILE WSNOTES

RUSTIC ROAD NORTH PHASES 1 & 2 - PHASE 1 WM 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 28 OF 71 SHEETS

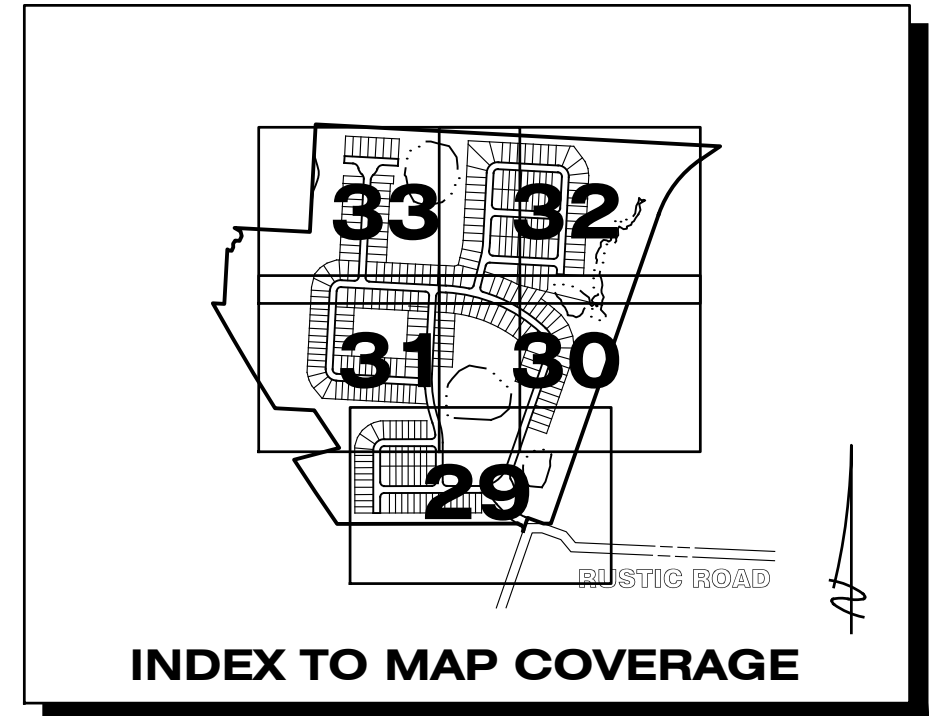


LEGEND

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
March 5, 2024
APPROVED



REFER TO DRAINAGE KEY MAP FOR WETLAND INFORMATION

REFER TO SHEET 28 FOR WATER & SEWER NOTES

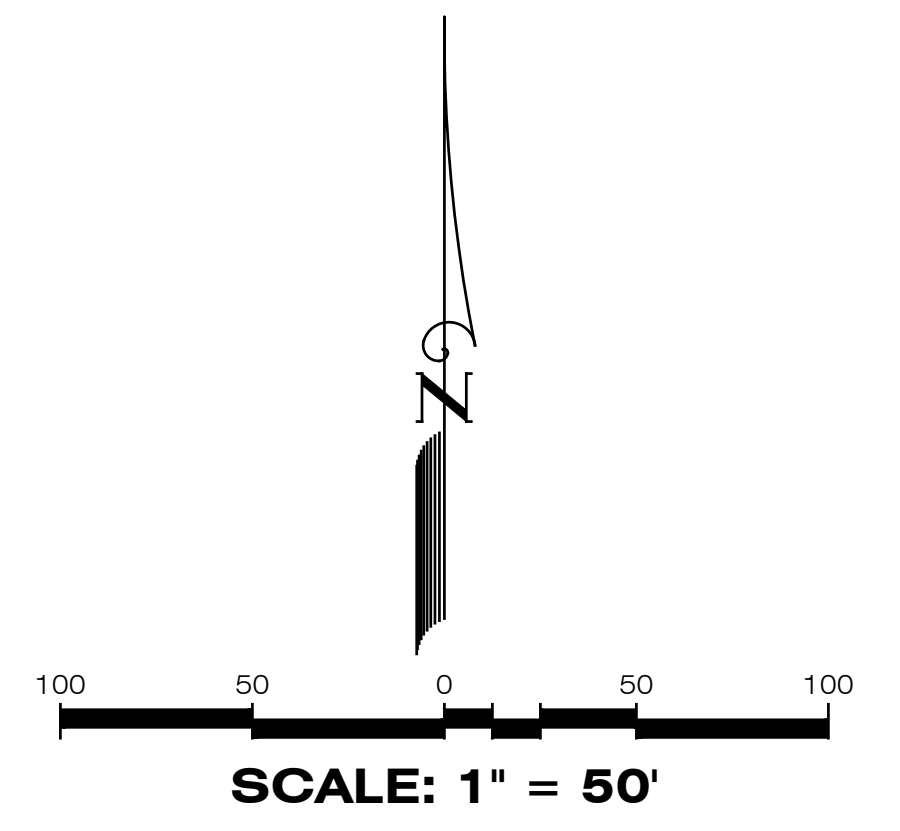
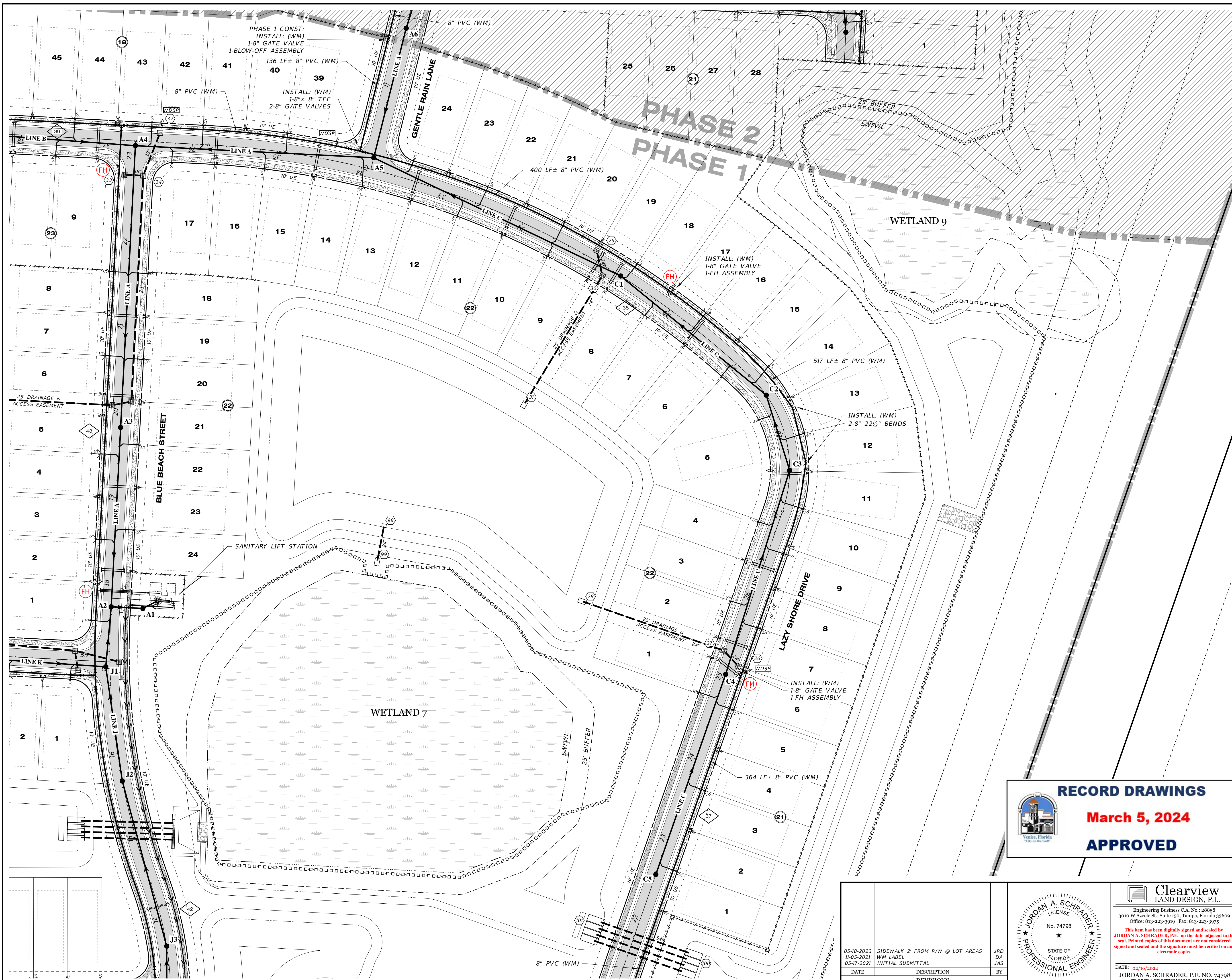
WATER MAIN POINT OF CONNECTION #1
 REMOVE EXISTING 12" PLUG
 CONNECT TO EXISTING 12" PVC WM
 CHLORINE INJECTION POINT
 WDSB BY INFRASTRUCTURE SOLUTION SERVICES

FORCEMAIN POINT OF CONNECTION
 REMOVE EXISTING 6" PLUG
 CONNECT TO EXISTING 6" PVC FM BY
 INFRASTRUCTURE SOLUTION SERVICES

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

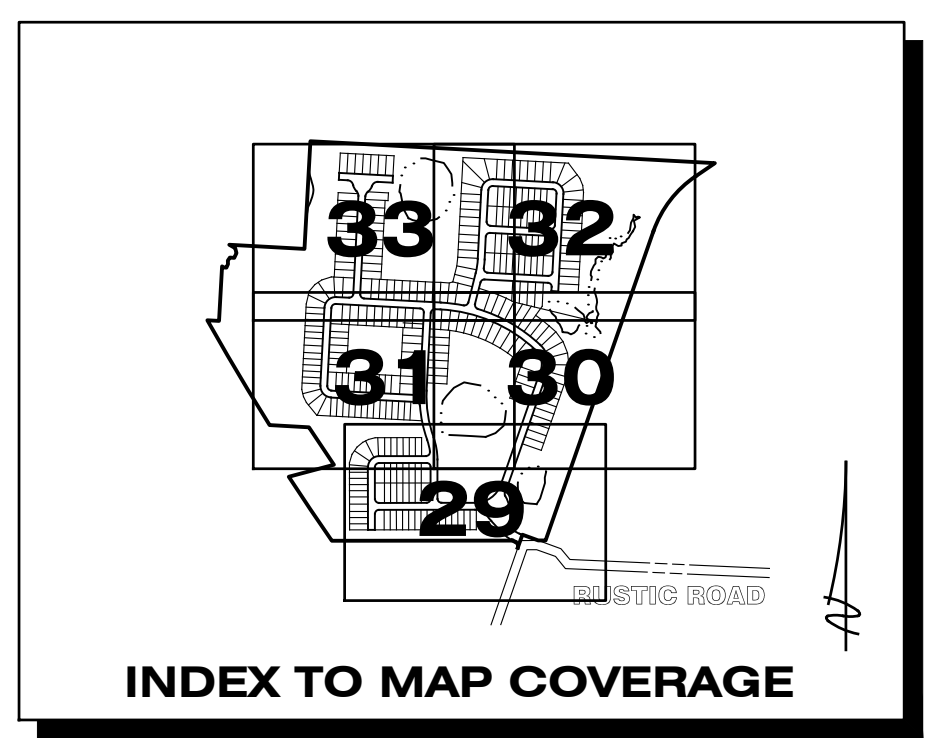
RUSTIC ROAD
 (Dirt Road)
 (R.P.B. 4, Pg. 7)

05-18-2023 SIDEWALK 2' FROM R/W @ LOT AREAS JRD 03-29-2023 FM LABEL RR 04-19-2023 4" FM REVISED TO 6" FM TJF 10-22-2021 LABELS, AUTOFLUSHER, GV, MH JB 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 C.A. No.: 88858 3010 W Azeele St., Suite 150, Tampa, Florida 33609 Office: 813-223-3919 Fax: 813-223-3975 <small>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.</small> DATE: 02/16/2024 JORDAN A. SCHRADER, P.E. NO. 74798 FLORIDA PROFESSIONAL ENGINEER		WATER & SEWER PLAN RUSTIC ROAD NORTH PHASES 1 & 2 PHASE 1 WM ONLY JOB NO. JEN-RU-008 DESIGN FERREIRA DRAWN DUNCAN DATE 01-19-2024 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					
<table border="1"> <thead> <tr> <th>DATE</th> <th>DESCRIPTION</th> <th>BY</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>		DATE	DESCRIPTION	BY							
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LEGEND

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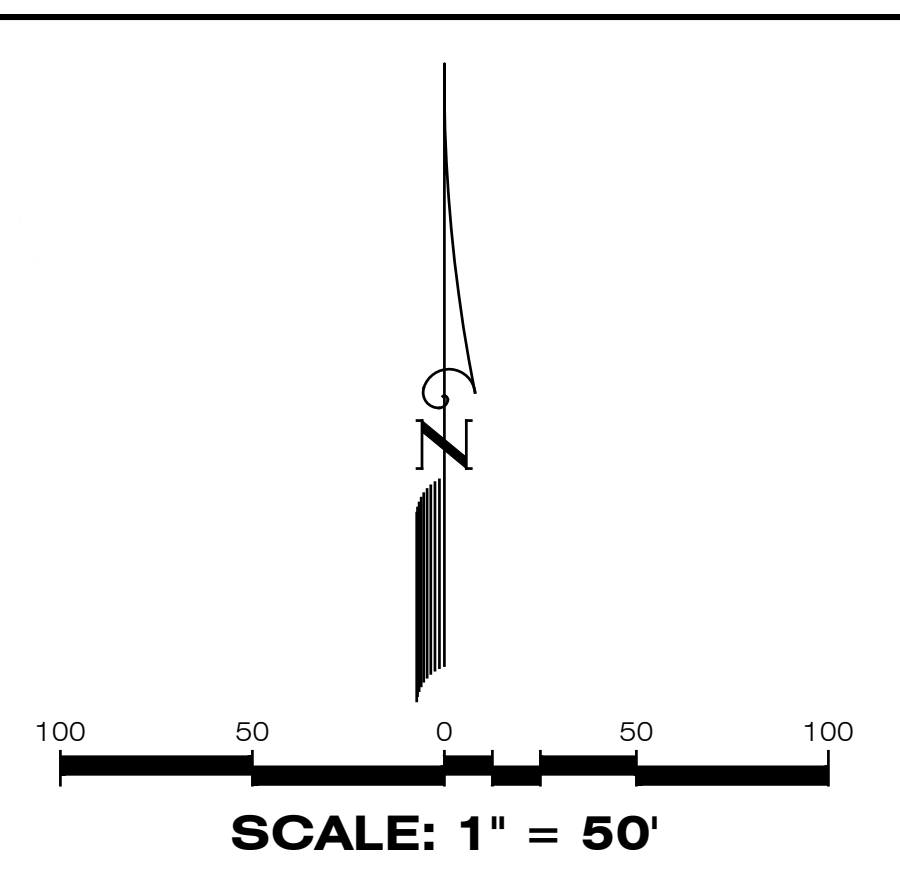
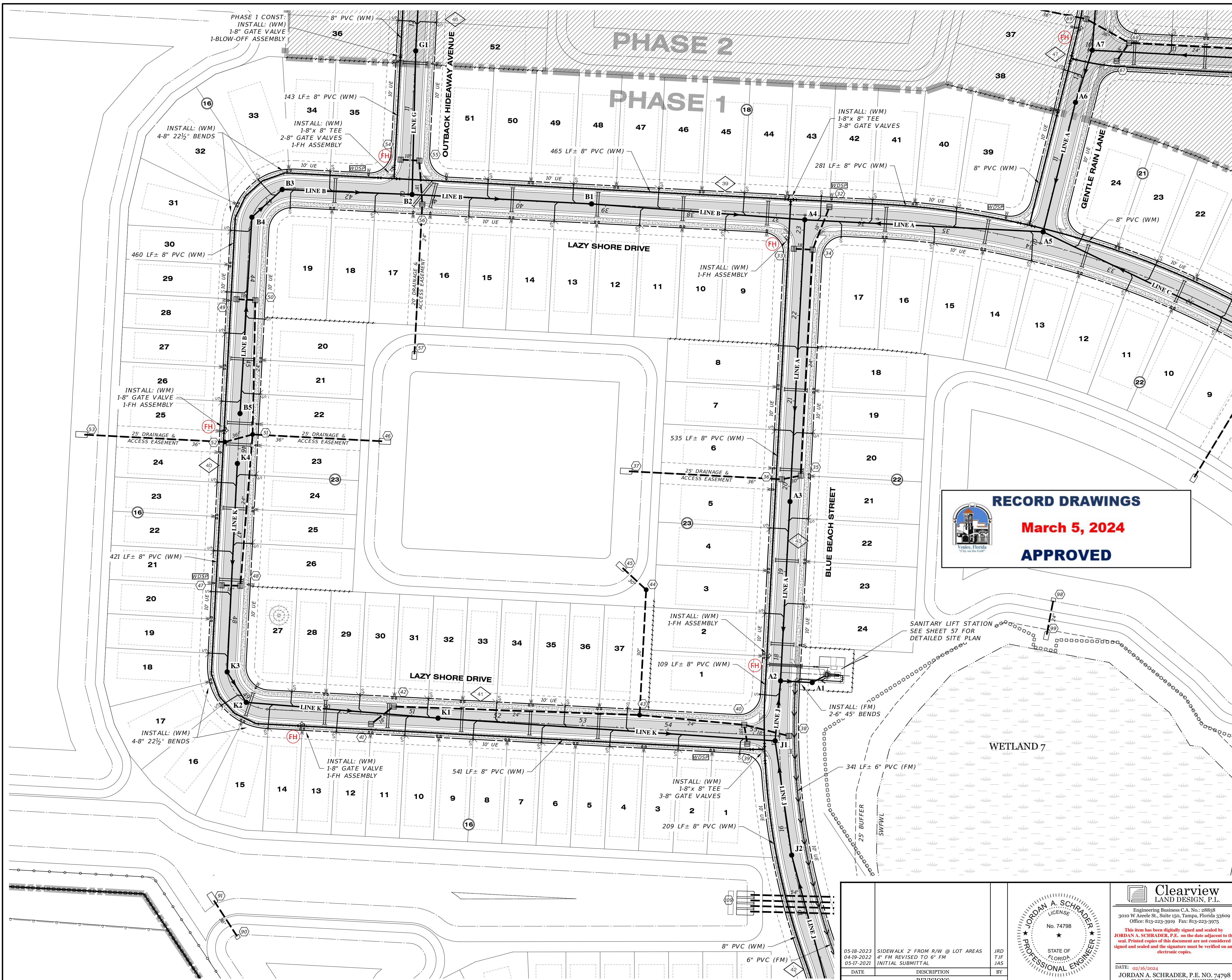


RECORD DRAWINGS
March 5, 2024
APPROVED

REFER TO DRAINAGE KEY MAP FOR WETLAND INFORMATION

REFER TO SHEET 28 FOR WATER & SEWER NOTES

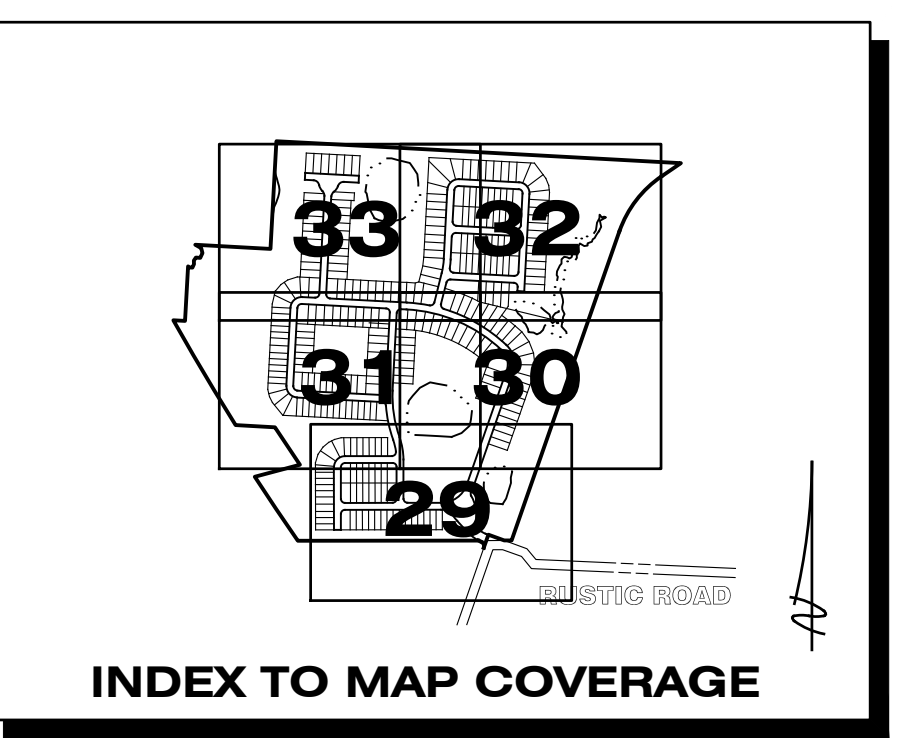
05-18-2023 SIDEWALK 2' FROM R/W @ LOT AREAS JRD 11-05-2021 WM LABEL DA 05-17-2021 INITIAL SUBMITTAL JAS			Clearview LAND DESIGN, P.L. Engineering Business C.A. No.: 88858 3010 W Azele St., Suite 150, Tampa, Florida 33609 Office: 813-223-3919 Fax: 813-223-3975 <small>This item has been digitally signed 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.</small> DATE: 02/16/2024 JORDAN A. SCHRADER, P.E. NO. 74798 FLORIDA PROFESSIONAL ENGINEER	WATER & SEWER PLAN RUSTIC ROAD NORTH PHASES 1 & 2 PHASE 1 WM ONLY	
DATE DESCRIPTION REVISIONS BY	JOB NO. JEN-RU-008 DESIGN FERREIRA DRAWN DUNCAN DATE 01-19-2024 FILE WS02			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 30 OF 71 SHEETS



LEGEND

EXISTING	PROPOSED

RECORD DRAWINGS
March 5, 2024
APPROVED

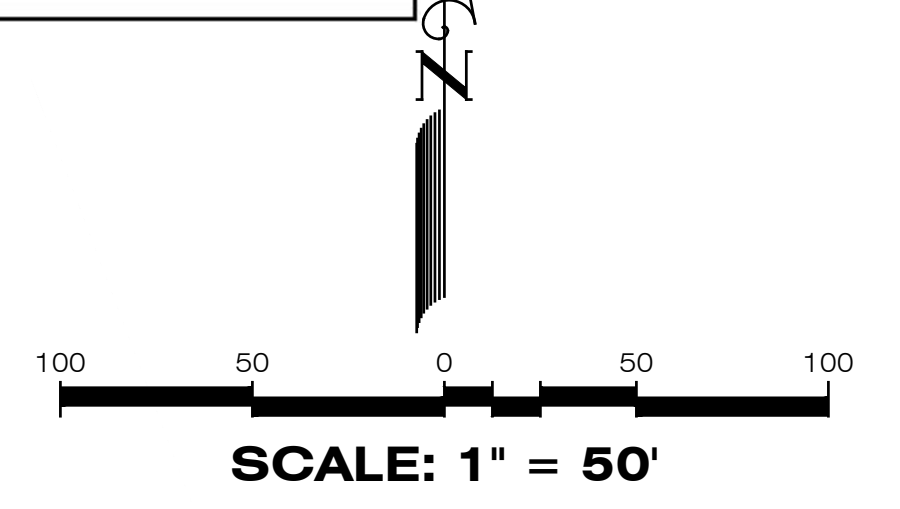


REFER TO DRAINAGE KEY MAP FOR WETLAND INFORMATION

REFER TO SHEET 28 FOR WATER & SEWER NOTES

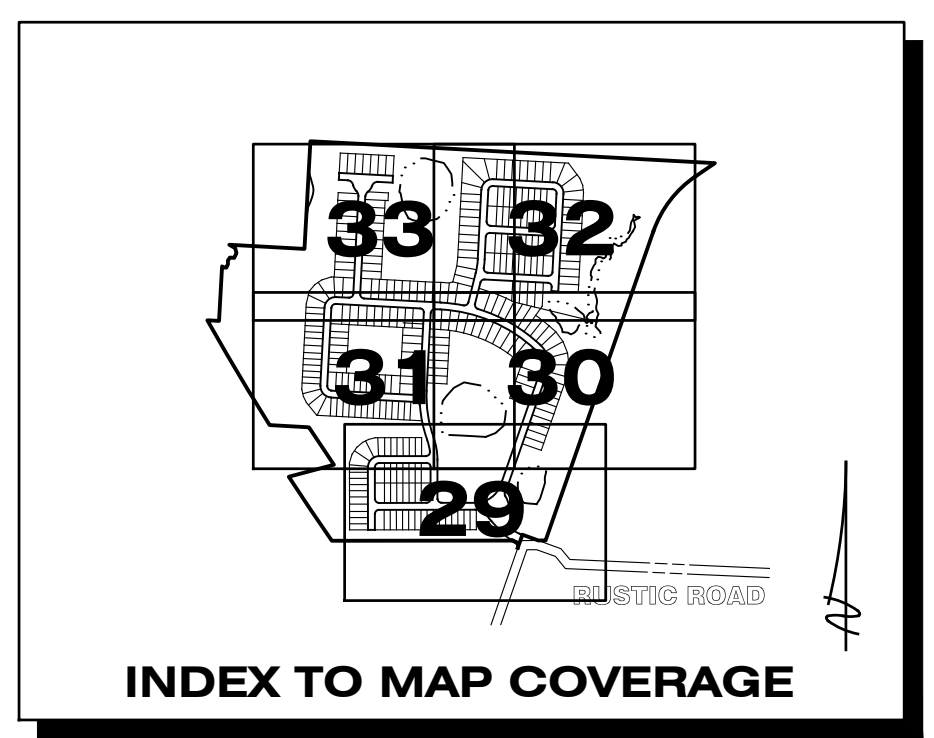
05-18-2023 SIDEWALK 7' FROM R/W @ LOT AREAS JRD 04-19-2024 4" FM REVISED TO 6" FM T.J.F. 05-17-2021 INITIAL SUBMITTAL J.A.S.			Clearview LAND DESIGN, P.L. Engineering Business C.A. No.: 88858 3010 W Azule St., Suite 150, Tampa, Florida 33609 Office: 813-223-3919 Fax: 813-223-3975 This item has been digitally 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: 02/16/2024 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 WM ONLY			JOB NO. JEN-RU-008 DESIGN FERREIRA DRAW DUNCAN DATE 01-19-2024 FILE WS03
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 31 OF 71 SHEETS

P:\RUSTIC ROAD\NORTH-SF\INSPECTION & CERT\MASTER RECORD SET\WM CAD\WS03.DWG-31 WATER & SEWER PLAN 2024/01/19 9:28 AM CLD_ENGINEER01



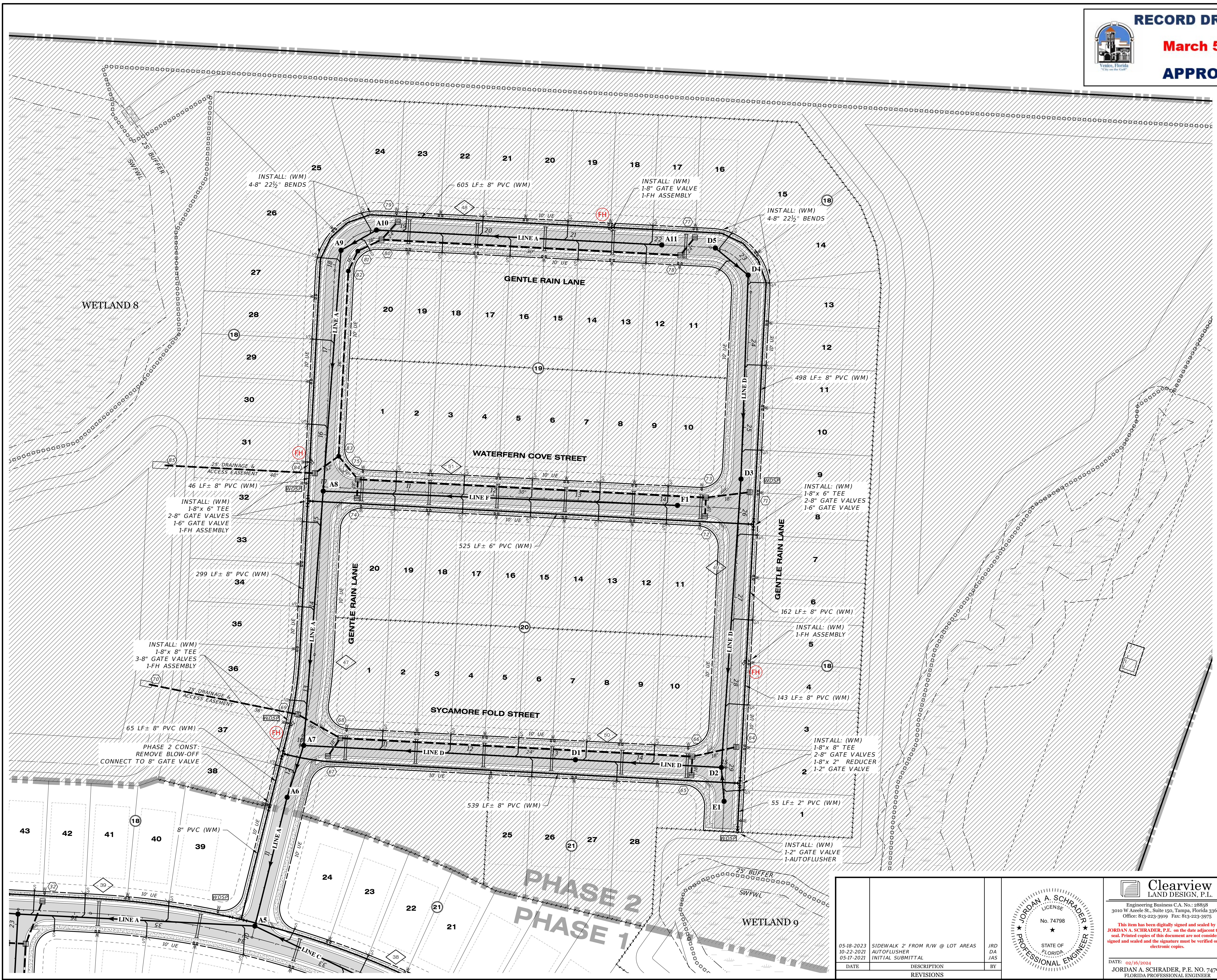
LEGEND

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



REFER TO DRAINAGE KEY MAP FOR WETLAND INFORMATION

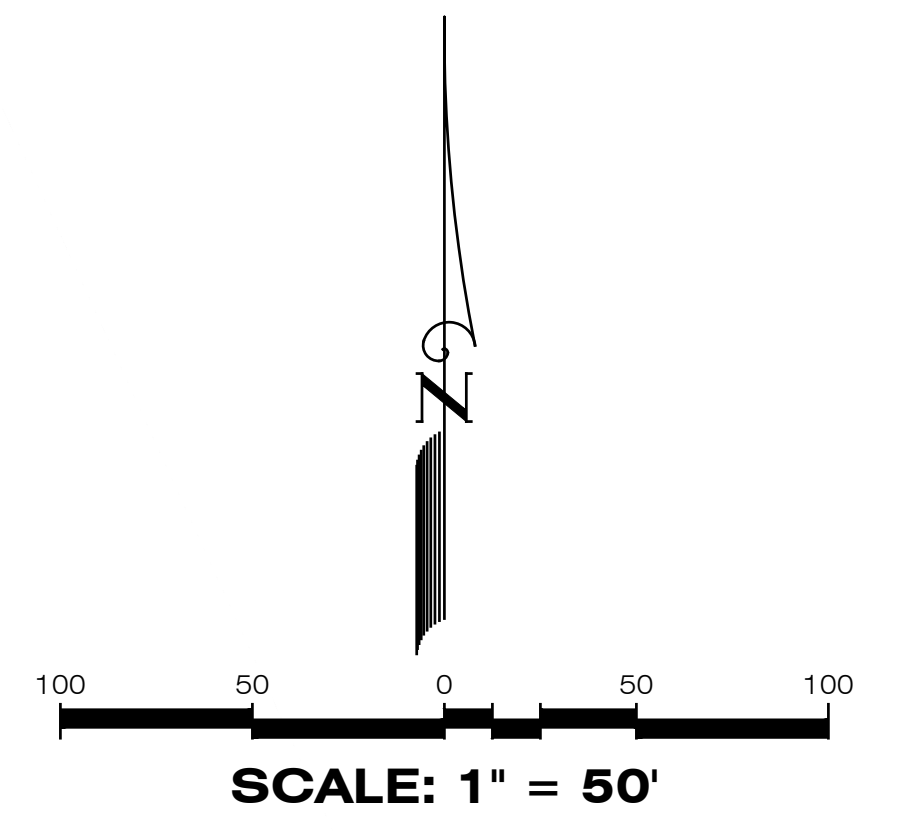
REFER TO SHEET 28 FOR WATER & SEWER NOTES



05-18-2023 SIDEWALK 2' FROM R/W @ LOT AREAS JRD 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 <small>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.</small> DATE: 02/16/2024 JORDAN A. SCHRADER, P.E. NO. 74798 FLORIDA PROFESSIONAL ENGINEER	WATER & SEWER PLAN RUSTIC ROAD NORTH PHASES 1 & 2 PHASE 1 WM ONLY	
DATE DESCRIPTION REVISIONS BY	JOB NO. JEN-RU-008 DESIGN FERREIRA DRAWN DUNCAN DATE 01-19-2024 FILE WS04			PREPARED FOR: JEN TAMPAL I, 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 32 OF 71 SHEETS

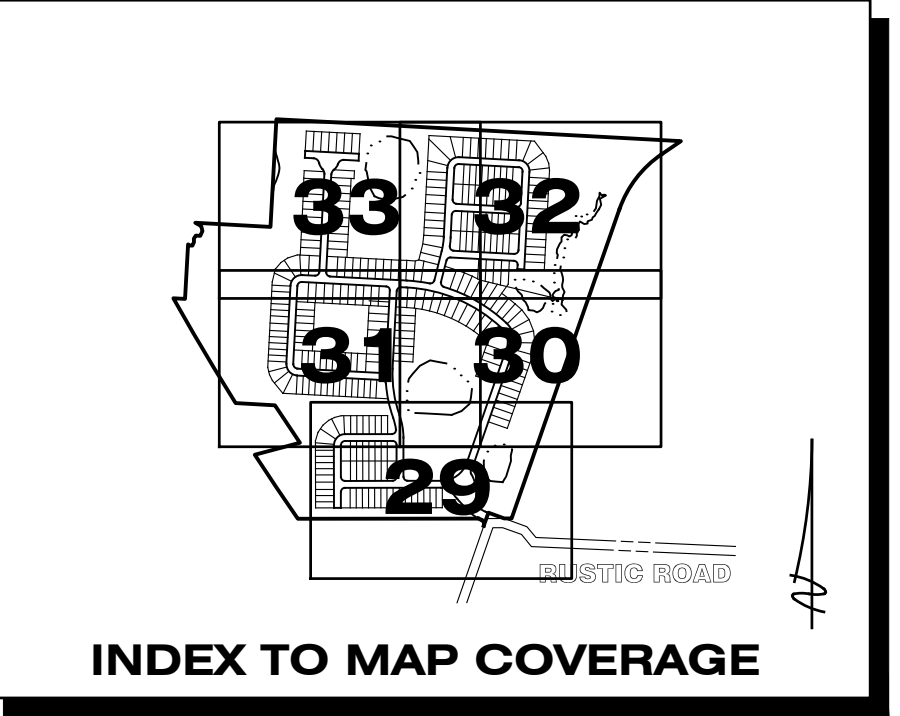
P:\RUSTIC ROAD NORTH-SF\INSPECTION & CERT\MASTER RECORD SET\WM CAD\WS04.DWG-32 WATER & SEWER PLAN 2024/01/19 9:28 AM CLD ENGINEER

RECORD DRAWINGS
March 5, 2024
APPROVED



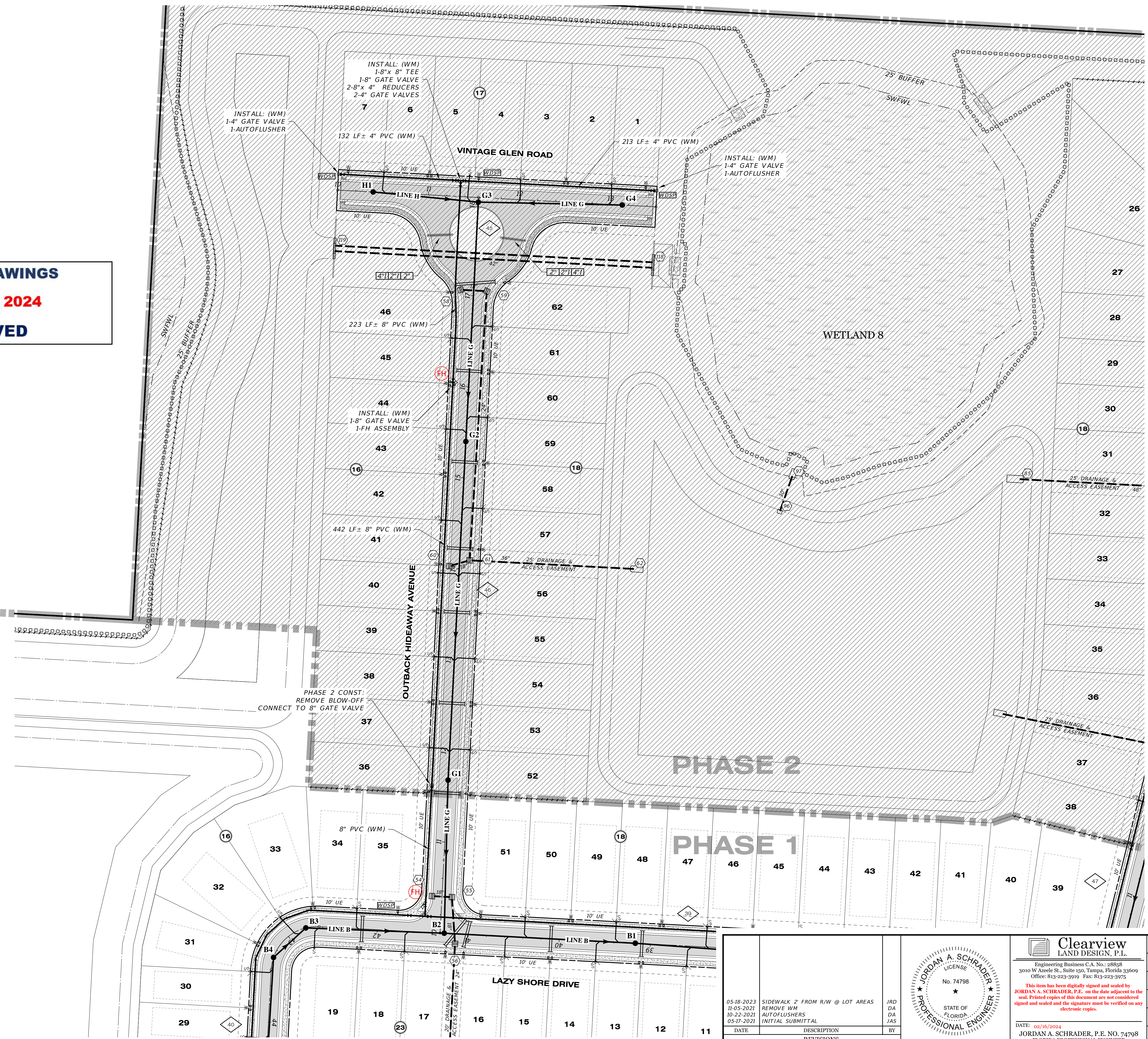
LEGEND

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
		W/SERVICE CASING
		* DUAL SERVICE (WM) FAR SIDE
		W/SERVICE CASING
		WATER SERVICE W/VALVE
		WDSBP
		SANITARY SEWER (SM)
		SINGLE SANITARY SERVICE
		DOUBLE SANITARY SERVICE
		SANITARY FORCE MAIN (FM)
		PLAN & PROFILE SHEET NO. REFERENCE

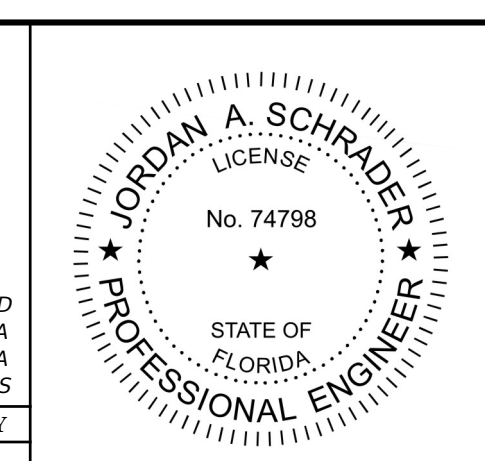


REFER TO DRAINAGE KEY MAP FOR WETLAND INFORMATION

REFER TO SHEET 28 FOR WATER & SEWER NOTES



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



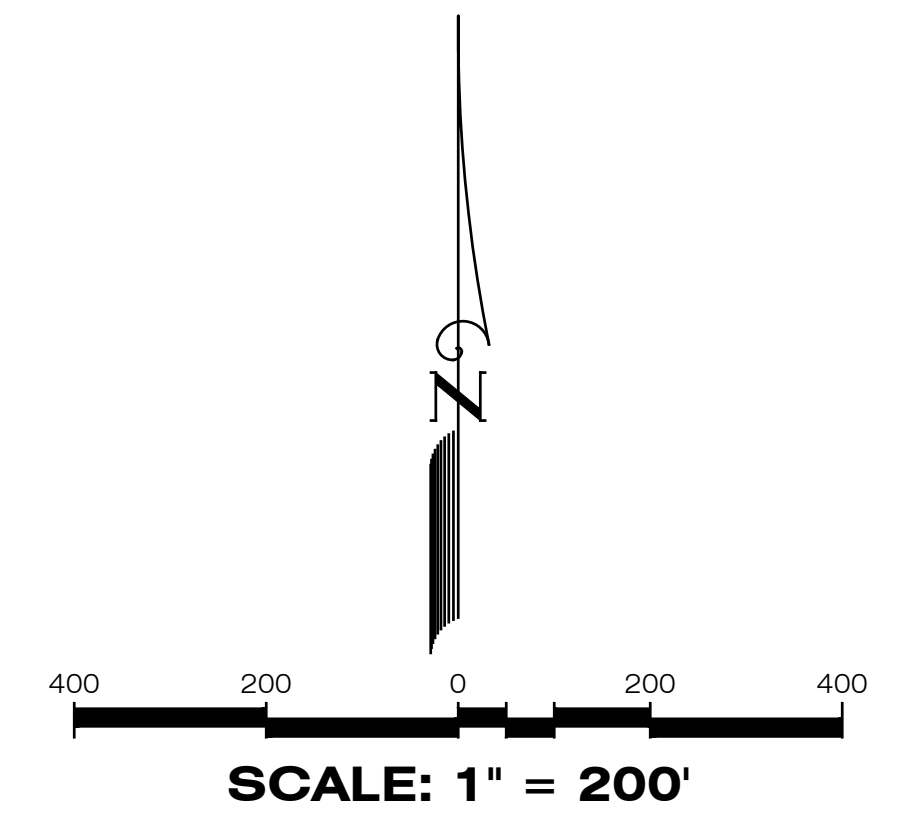
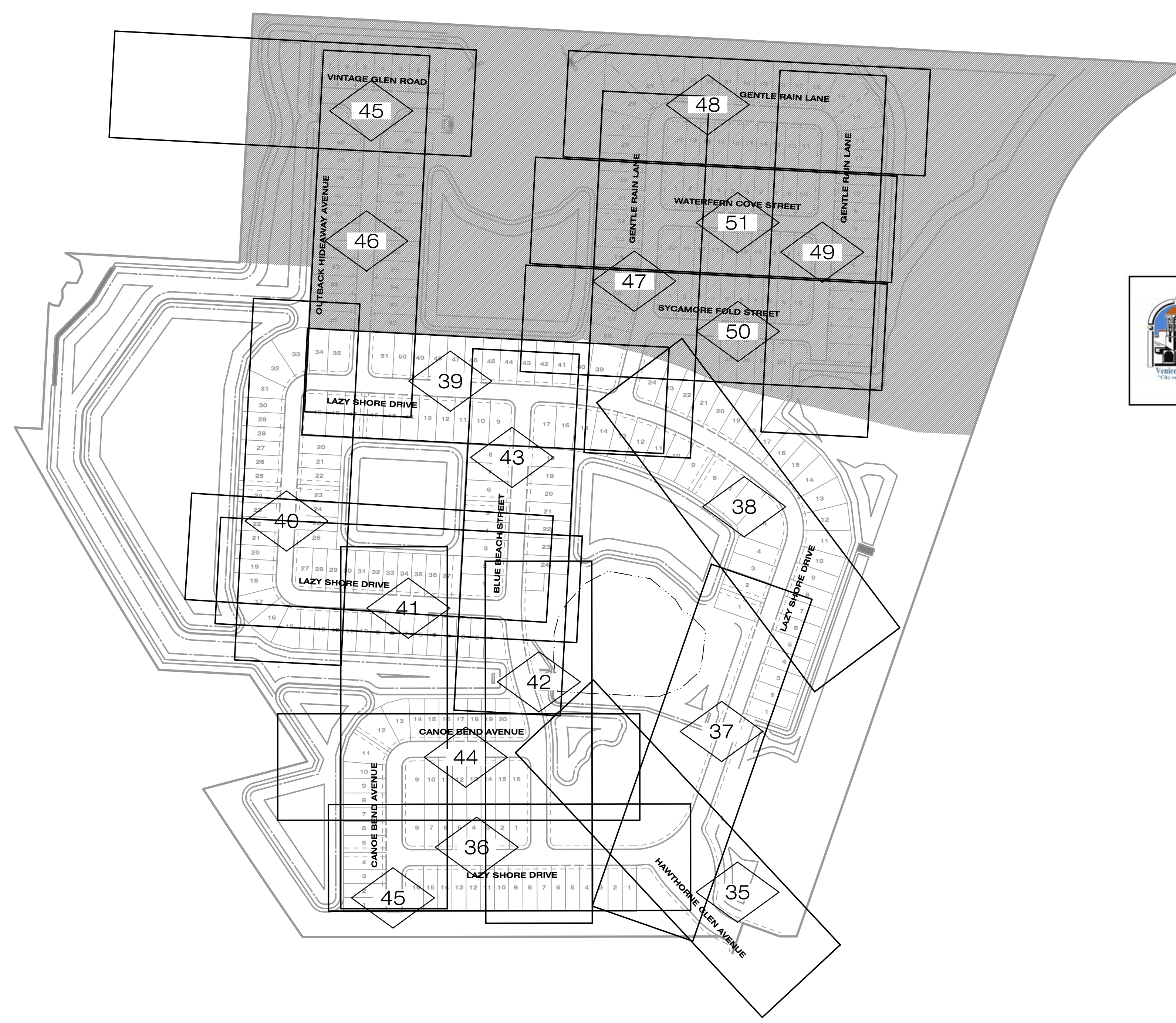
Clearview
 LAND DESIGN, P.L.
 Engineering Business C.A. No.: 28868
 3010 W Azele St., Suite 150, Tampa, Florida 33609
 Office: 813-223-3919 Fax: 813-223-3975

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.

DATE: 02/16/2024
 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 WM ONLY
DESIGN FERREIRA	FOR: JEN TAMPAL I, LLC. C/O BANYAN LAND CAPITAL, LLC.
DRAWN DUNCAN	Elevations based on North American Vertical Datum 1988 (NAVD 88) Conversion from NAVD 88 to NGVD 29 = +1.11 Feet
DATE 01-19-2024	
FILE WS05	SHEET 33 OF 71 SHEETS

P:\RUSTIC ROAD NORTH-SF\INSPECTION & CERT\MASTER RECORD SET\WM CAD\WS05.DWG-33 WATER & SEWER PLAN 2024/01/19 9:29 AM CLD ENGINEER



LEGEND

- PLAN & PROFILE SHEET NO. REFERENCE
- PLAN & PROFILE**
- | EXISTING | PROPOSED | |
|----------|----------|--|
| | | 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 |
| | | PROPOSED WETLAND IMPACTS |
| | | PROPOSED OSW IMPACTS |
| | | PROJECT BOUNDARY |
| | | RA-# ROAD AUGER LOCATION |

RECORD DRAWINGS

March 5, 2024

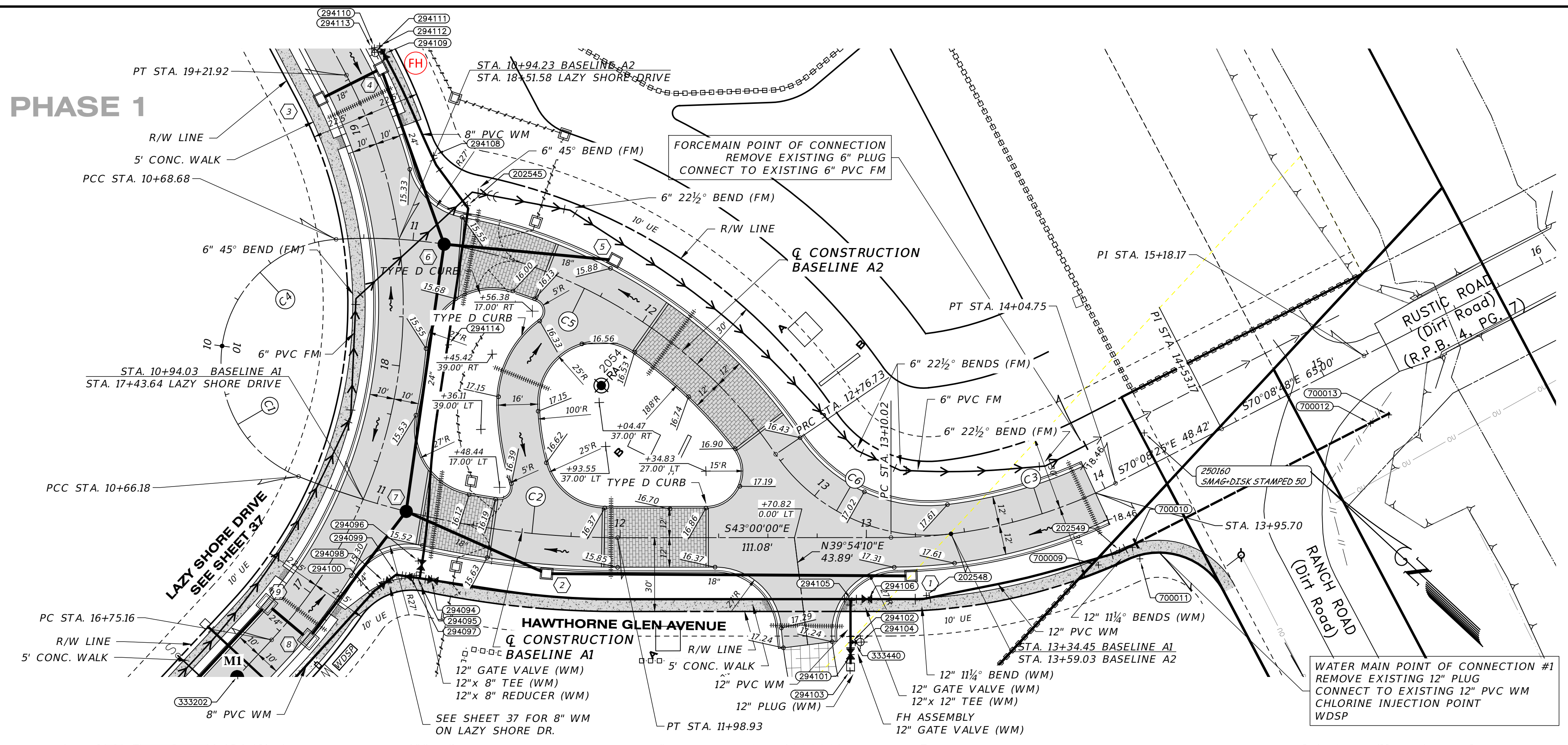
APPROVED

		Clearview LAND DESIGN, P.L. <small>Engineering Business C.A. No.: 28858 3010 W Azele St., Suite 150, Tampa, Florida 33609 Office: 813-223-3919 Fax: 813-223-3975</small>		PLAN & PROFILE SHEET INDEX									
		<small>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.</small>		RUSTIC ROAD NORTH PHASES 1 & 2 PHASE 1 WM ONLY									
		<small>DATE: 02/16/2024</small> JORDAN A. SCHRADER, P.E. NO. 74798 FLORIDA PROFESSIONAL ENGINEER		JOB NO. JEN-RU-008 DESIGN FERREIRA DRAWN DUNCAN DATE 01-19-2024 FILE RP-INDEX									
		Engineering Business C.A. No.: 28858 3010 W Azele St., Suite 150, Tampa, Florida 33609 Office: 813-223-3919 Fax: 813-223-3975		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									
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 20%;">05-17-2021</td> <td style="width: 60%;">INITIAL SUBMITTAL</td> <td style="width: 20%;">JAS</td> </tr> <tr> <td>DATE</td> <td>DESCRIPTION</td> <td>BY</td> </tr> <tr> <td></td> <td>REVISIONS</td> <td></td> </tr> </table>		05-17-2021	INITIAL SUBMITTAL	JAS	DATE	DESCRIPTION	BY		REVISIONS		SHEET 34 OF 71 SHEETS		
05-17-2021	INITIAL SUBMITTAL	JAS											
DATE	DESCRIPTION	BY											
	REVISIONS												

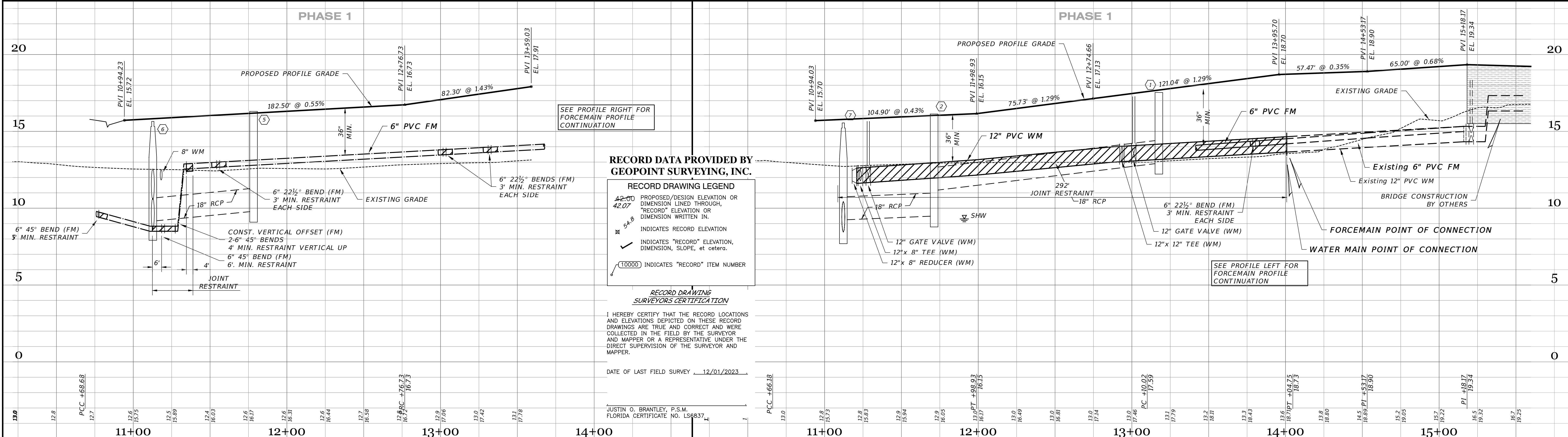
P:\RUSTIC ROAD\NORTH-SF\INSPECTION & CERT\MASTER RECORD SET\WM CAD\RP-INDEX.DWG-34.PLAN & PROFILE SHEET INDEX 2024/01/19 9:29 AM CJD_ENGINEER01

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: HAWTHORNE GLEN AVENUE										
SHEET #	DESCRIPTION	ELEVATION	LOCATION 1	LOCATION 2	DESCRIPTION	LOCATION 1	LOCATION 2	DESCRIPTION	LOCATION 1	LOCATION 2
284114	WATER MAIN TOP 8"	13.45	STR-3	113	HYDRANT	123				
202545	WATER MAIN BEND 8"	13.48	STR-3	73	STR-4	86				
284108	WATER MAIN TOP 8"	13.43	STR-3	50	HYDRANT	48				
284109	WATER MAIN GATE VALVE 8"	13.77	STR-3	30	HYDRANT	4				
284112	WATER MAIN TEE 8"x6"	12.13	STR-3	31	HYDRANT	3				
284110	WATER MAIN GATE VALVE 6"	13.14	STR-3	29	HYDRANT	2				
284113	WATER MAIN BEND 6"	11.97	STR-3	27	HYDRANT	2				
284111	FIRE HYDRANT	10.86	STR-3	27	STR-4	7				
284096	WATER MAIN GATE VALVE 8"	12.58	STR-3	192	STR-8	55				
284100	WATER MAIN BEND 6"	11.61	STR-2	72	STR-5	166				
284098	WATER MAIN GATE VALVE 8"	12.08	STR-2	66	STR-5	159				
284099	WATER MAIN BEND 6"	10.66	STR-2	61	STR-5	154				
284097	WATER MAIN REDUCER 12"x8"	11	STR-2	56	STR-5	151				
284095	WATER MAIN TEE 12"x8"	10.99	STR-2	53	STR-5	150				
284094	WATER MAIN GATE VALVE 12"	12.98	STR-8	56	STR-5	147				
284105	WATER MAIN BEND 6"	11.61	STR-2	72	STR-5	166				
284102	WATER MAIN TEE 12"x6"	14.55	STR-2	127	STR-5	182				
284103	WATER MAIN GATE VALVE 6"	15.61	STR-2	129	STR-1	35				
284104	FIRE HYDRANT	13.6	STR-2	131	STR-5	184				
284101	WATER MAIN GATE VALVE 12"	15.38	STR-2	128	STR-5	186				
284103	WATER MAIN PLUG 12"	14.01	STR-2	130	STR-5	191				
284106	WATER MAIN GATE VALVE 12"	16.68	STR-2	131	STR-5	171				
202549	WATER MAIN BEND 12"	13.82	STR-1	85	FIRE HYDRANT	112				
202548	WATER MAIN BEND 12"	15.02	STR-1	12	FIRE HYDRANT	33				
700009	WATER MAIN TEE 12"x12"	11.66	STR-1	76	FIRE HYDRANT	101				
700010	WATER MAIN GATE VALVE 12"	14.88	STR-1	91	FIRE HYDRANT	117				
700011	WATER MAIN PLUG 12"	13.69	STR-1	93	FIRE HYDRANT	118				
700012	WATER MAIN BEND 12" V35"	13.33	STR-1	106	STR-5 </td <td>97</td> <td></td> <td></td> <td></td> <td></td>	97				
700013	WATER MAIN BEND 12" V45"	19.48	STR-1	104	STR-5 </td <td>100</td> <td></td> <td></td> <td></td> <td></td>	100				



HAWTHORNE GLEN 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.
- 42-07
- 5-A,B INDICATES RECORD ELEVATION
- ✓ INDICATES "RECORD" ELEVATION, DIMENSION, SLOPE, et cetera.
- (10000) INDICATES "RECORD" ITEM NUMBER

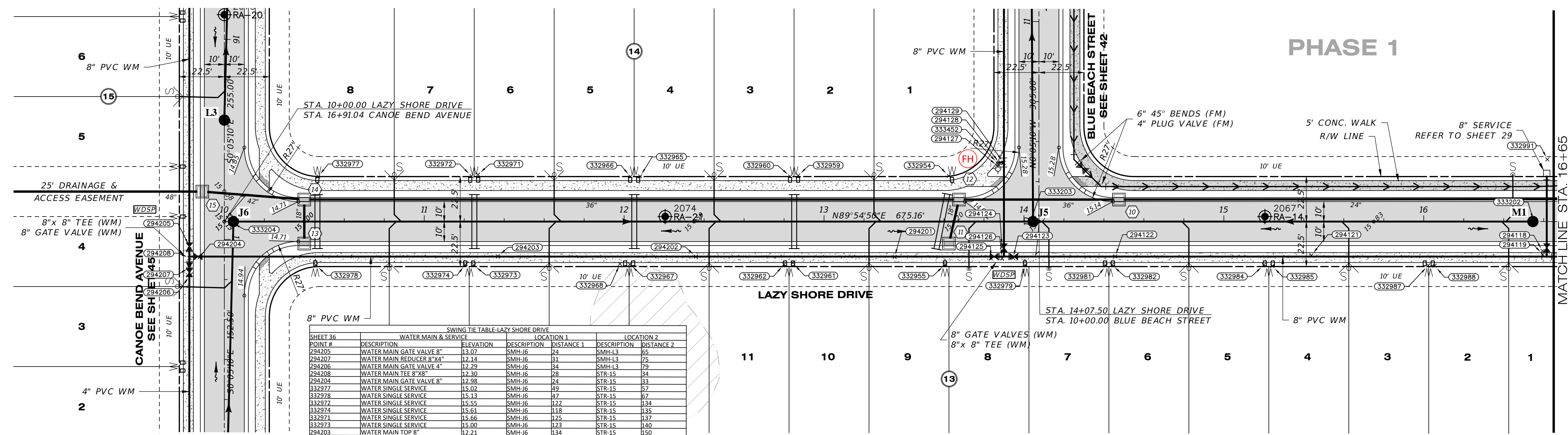
RECORD DRAWING SURVEYORS CERTIFICATION

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 12/01/2023

JUSTIN O. BRANTLEY, P.S.M.
 FLORIDA CERTIFICATE NO. LSF837

02-16-2024 REVISED PER RECORD COMMENT 01-19-2024 REVISED PER RECORD COMMENT 12-18-2023 RECORD DATA BY GEOPOINT 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 JRD JRD MED T/JF 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 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: 02/16/2024 JORDAN A. SCHRADER, P.E. NO. 74798 FLORIDA PROFESSIONAL ENGINEER		
ROADWAY & UTILITY PLAN & PROFILE JOB NO. JEN-RU-008 DESIGN FERREIRA DRAWN UNCAN DATE 02-16-2024 FILE RP01		RUSTIC ROAD NORTH PHASES 1 & 2 - PHASE 1 WM 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 35 OF 71 SHEETS

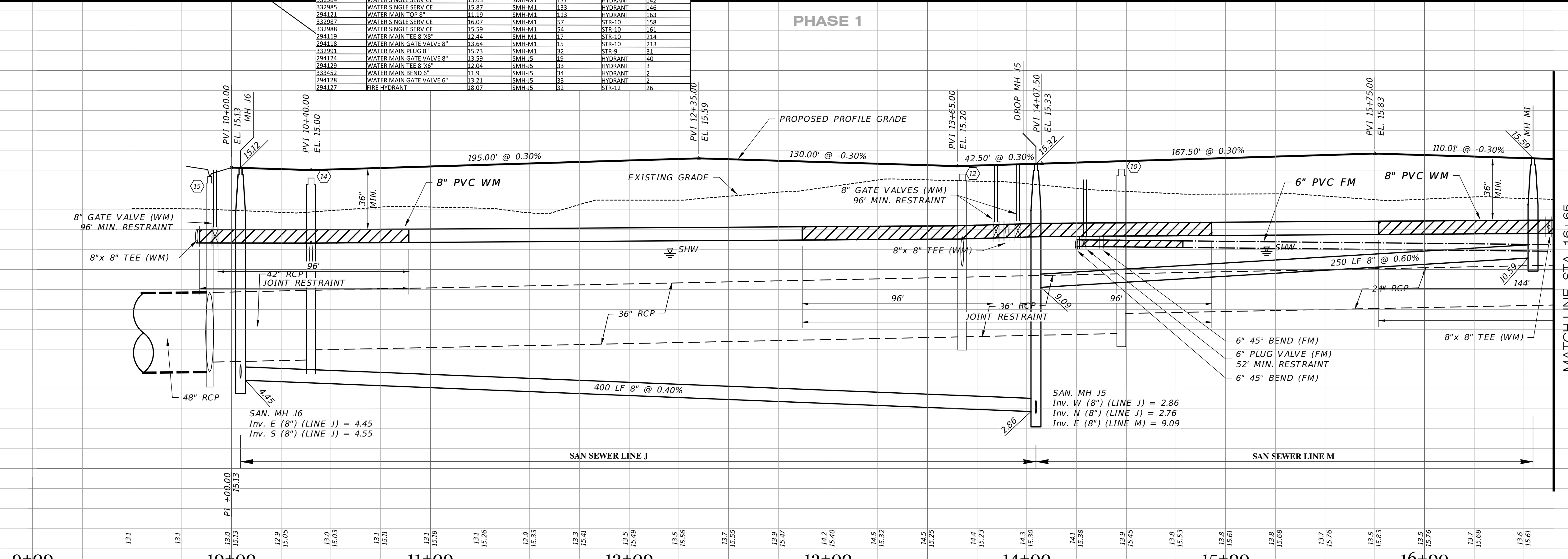


SHEET #	DESCRIPTION	ELEVATION	LOCATION 1	DESCRIPTION	DISTANCE 1	LOCATION 2	DESCRIPTION	DISTANCE 2
294205	WATER MAIN GATE VALVE 8"	13.07	SMH-J6	SMH-L3	24	SMH-L3	85	
294207	WATER MAIN REDUCER 8"x4"	12.14	SMH-J6	SMH-L3	31	SMH-L3	75	
294206	WATER MAIN GATE VALVE 4"	12.29	SMH-J6	SMH-L3	28	SMH-L3	79	
294208	WATER MAIN TEE 8"x8"	12.30	SMH-J6	STR-15	84	STR-15	84	
294204	WATER MAIN GATE VALVE 8"	12.08	SMH-J6	STR-15	24	STR-15	83	
332977	WATER SINGLE SERVICE	15.02	SMH-J6	STR-15	49	STR-15	57	
332978	WATER SINGLE SERVICE	15.13	SMH-J6	STR-15	47	STR-15	57	
332979	WATER SINGLE SERVICE	15.55	SMH-J6	STR-15	122	STR-15	134	
332974	WATER SINGLE SERVICE	15.61	SMH-J6	STR-15	118	STR-15	135	
332971	WATER SINGLE SERVICE	15.66	SMH-J6	STR-15	125	STR-15	137	
332973	WATER SINGLE SERVICE	15.00	SMH-J6	STR-15	123	STR-15	140	
294203	WATER MAIN TOP 8"	12.21	SMH-J6	STR-15	134	STR-15	150	
332968	WATER SINGLE SERVICE	15.47	SMH-J6	STR-14	109	STR-14	165	
332967	WATER SINGLE SERVICE	14.35	STR-13	STR-11	163	STR-11	160	
332966	WATER SINGLE SERVICE	15.35	STR-14	HYDRANT	164	HYDRANT	184	
332965	WATER SINGLE SERVICE	15.97	SMH-J6	HYDRANT	167	HYDRANT	179	
294202	WATER MAIN TOP 8"	12.45	SMH-J6	HYDRANT	168	HYDRANT	158	
332960	WATER SINGLE SERVICE	15.57	SMH-J6	HYDRANT	172	HYDRANT	104	
332962	WATER SINGLE SERVICE	14.31	SMH-J6	HYDRANT	175	HYDRANT	118	
332959	WATER SINGLE SERVICE	15.45	SMH-J6	HYDRANT	118	HYDRANT	100	
332961	WATER SINGLE SERVICE	15.28	SMH-J6	HYDRANT	121	HYDRANT	113	
294201	WATER MAIN TOP 8"	12.04	SMH-J6	HYDRANT	70	HYDRANT	69	
332954	WATER SINGLE SERVICE	15.29	SMH-J6	HYDRANT	47	HYDRANT	25	
332955	WATER SINGLE SERVICE	15.09	SMH-J6	HYDRANT	48	HYDRANT	56	
294125	WATER MAIN GATE VALVE 8"	13.55	SMH-J6	HYDRANT	27	HYDRANT	46	
294126	WATER MAIN TEE 8"x8"	12.26	SMH-J6	HYDRANT	23	HYDRANT	46	
294123	WATER MAIN GATE VALVE 8"	13.70	SMH-J6	HYDRANT	20	HYDRANT	46	
332979	WATER SINGLE SERVICE	14.76	SMH-J6	HYDRANT	21	HYDRANT	51	
332981	WATER SINGLE SERVICE	15.72	SMH-J6	HYDRANT	43	HYDRANT	73	
332982	WATER SINGLE SERVICE	15.94	SMH-J6	HYDRANT	46	HYDRANT	75	
294122	WATER MAIN TOP 8"	12.32	SMH-J6	HYDRANT	46	HYDRANT	74	
332984	WATER SINGLE SERVICE	15.63	SMH-M1	HYDRANT	137	HYDRANT	142	
332985	WATER SINGLE SERVICE	15.87	SMH-M1	HYDRANT	133	HYDRANT	146	
294121	WATER MAIN TOP 8"	11.19	SMH-M1	HYDRANT	113	HYDRANT	163	
332987	WATER SINGLE SERVICE	16.07	SMH-M1	STR-10	157	STR-10	158	
332988	WATER SINGLE SERVICE	15.59	SMH-M1	STR-10	54	STR-10	163	
294119	WATER MAIN TEE 8"x8"	12.44	SMH-M1	STR-10	17	STR-10	161	
294118	WATER MAIN GATE VALVE 8"	13.64	SMH-M1	STR-10	15	STR-10	213	
332991	WATER MAIN PLUG 8"	15.73	SMH-M1	STR-9	82	STR-9	81	
294124	WATER MAIN GATE VALVE 8"	13.59	SMH-J6	HYDRANT	19	HYDRANT	40	
294129	WATER MAIN TEE 8"x6"	12.04	SMH-J6	HYDRANT	33	HYDRANT	3	
333452	WATER MAIN BEND 6"	11.19	SMH-J6	HYDRANT	24	HYDRANT	2	
294128	WATER MAIN GATE VALVE 6"	13.21	SMH-J6	HYDRANT	33	HYDRANT	2	
294127	FIRE HYDRANT	18.07	SMH-J6	STR-12	32	STR-12	26	

SWING TIE POINT #	DESCRIPTION
333202	SANITARY MANHOLE-M1
333203	SANITARY MANHOLE-J5
333204	SANITARY MANHOLE-J6

LAZY SHORE DRIVE

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.
- 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: 12/01/2023

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

RECORD DRAWINGS

March 5, 2024

APPROVED

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

02-16-2024
01-19-2024
12-18-2023
05-18-2023
04-19-2022
10-12-2021
05-17-2021

REVISED PER RECORD COMMENT
REVISED PER RECORD COMMENT
RECORD DATA BY GEOPPOINT
SIDEWALK 2' FROM R/W @ LOT AREAS
4" FM REVISED TO 6" FM
REST JOINTS
INITIAL SUBMITTAL

JRD
JRD
JRD
TJF
DA
JAS

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

JORDAN A. SCHRADER, P.E.
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: 02/16/2024
JORDAN A. SCHRADER, P.E. NO. 74798
FLORIDA PROFESSIONAL ENGINEER

ROADWAY & UTILITY PLAN & PROFILE

JOB NO. JEN-RU-008
DESIGNER FERREIRA
DRAWN UNCAN
DATE 02-16-2024
FILE RP03

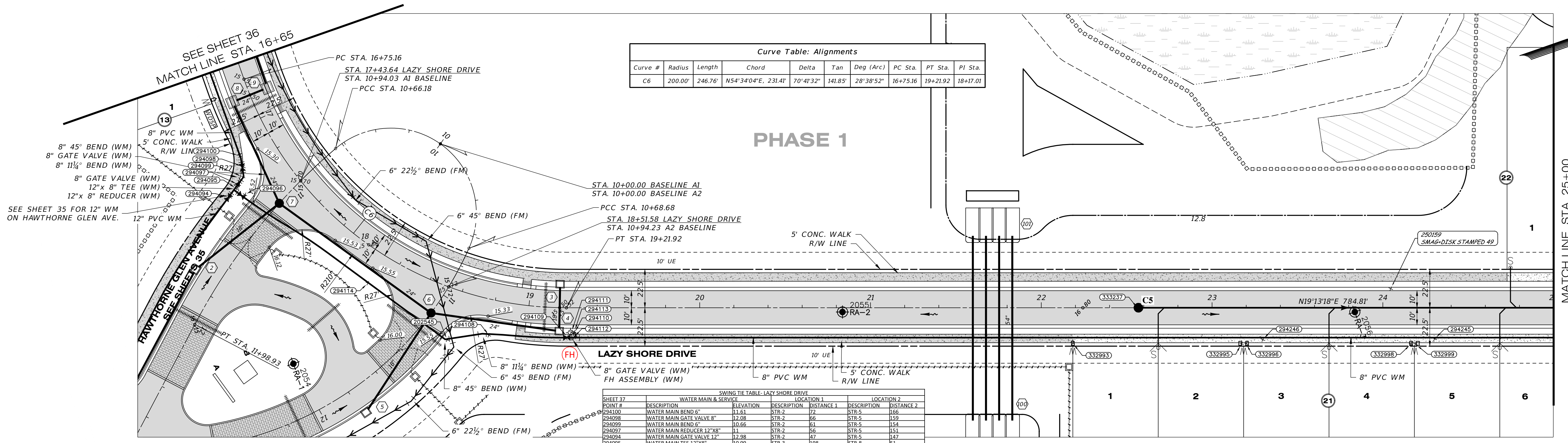
RUSTIC ROAD NORTH PHASES 1 & 2 - PHASE 1 WM ONLY

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 36 OF 71 SHEETS

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+47.01	

PHASE 1

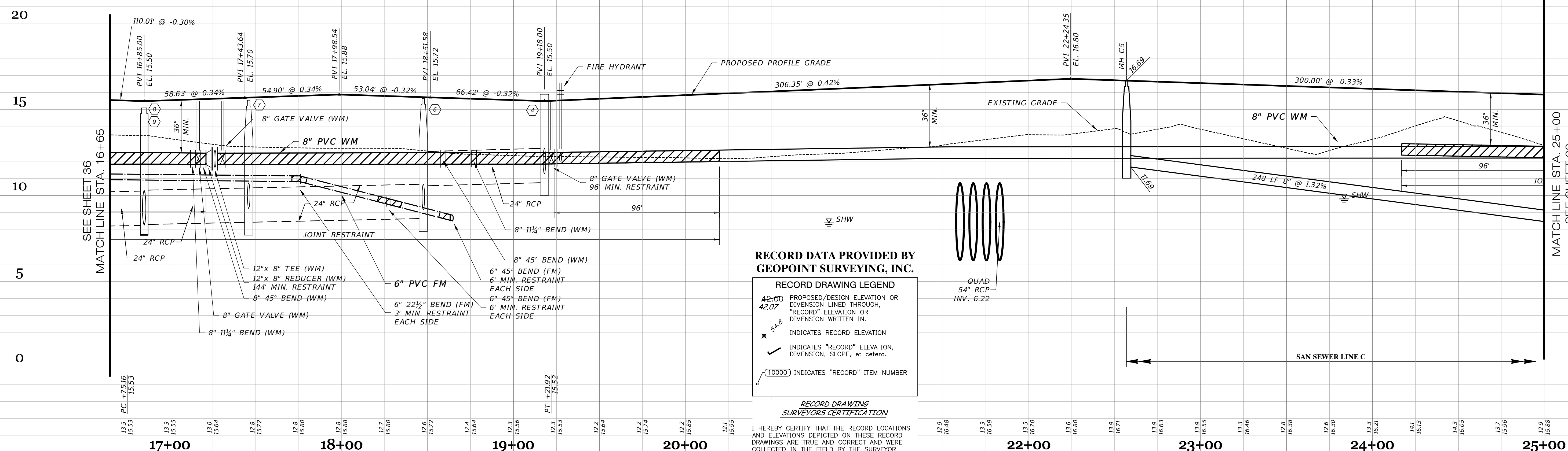


SWING TIE TABLE - LAZY SHORE DRIVE										
SHEET #	DESCRIPTION	ELEVATION	LOCATION 1	LOCATION 2						
294100	WATER MAIN BEND 6"	11.61	RTR-2	72						
294098	WATER MAIN GATE VALVE 8"	12.08	STR-2	66						
294099	WATER MAIN BEND 6"	10.66	STR-2	61						
294097	WATER MAIN REDUCER 12"x8"	11	RTR-2	66						
294094	WATER MAIN GATE VALVE 12"	12.98	STR-2	67						
294095	WATER MAIN TEE 12"x8"	10.99	RTR-3	198						
294096	WATER MAIN GATE VALVE 8"	12.58	RTR-3	192						
294114	WATER MAIN TOP 8"	13.45	STR-3	133						
202545	WATER MAIN BEND 8"	13.48	RTR-3	73						
294108	WATER MAIN TOP 8"	13.49	RTR-3	50						
294109	WATER MAIN GATE VALVE 8"	13.77	RTR-3	50						
294112	WATER MAIN TEE 8"x6"	12.13	RTR-3	31						
294110	WATER MAIN GATE VALVE 6"	13.14	RTR-3	29						
294113	WATER MAIN BEND 6"	11.97	RTR-3	27						
294111	FIRE HYDRANT	18.06	STR-3	27						
332993	WATER SINGLE SERVICE	16.86	SMH-C5	43						
332995	WATER SINGLE SERVICE	16.63	RMH-C5	64						
332996	WATER SINGLE SERVICE	16.64	SMH-C5	67						
294246	WATER MAIN TOP 8"	12.97	SMH-C5	75						
332998	WATER SINGLE SERVICE	16.22	RMH-C5	161						
332999	WATER SINGLE SERVICE	16.21	SMH-C5	164						
294245	WATER MAIN TOP 8"	12.14	RMH-C5	175						

SWING TIE TABLE - SANITARY MANHOLES	
SWING TIE POINT #	DESCRIPTION
333236	SANITARY MANHOLE-C4
333237	SANITARY MANHOLE-C5

LAZY SHORE DRIVE

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



RECORD DATA PROVIDED BY GEOPOINT 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.
	100000 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 12/01/2023

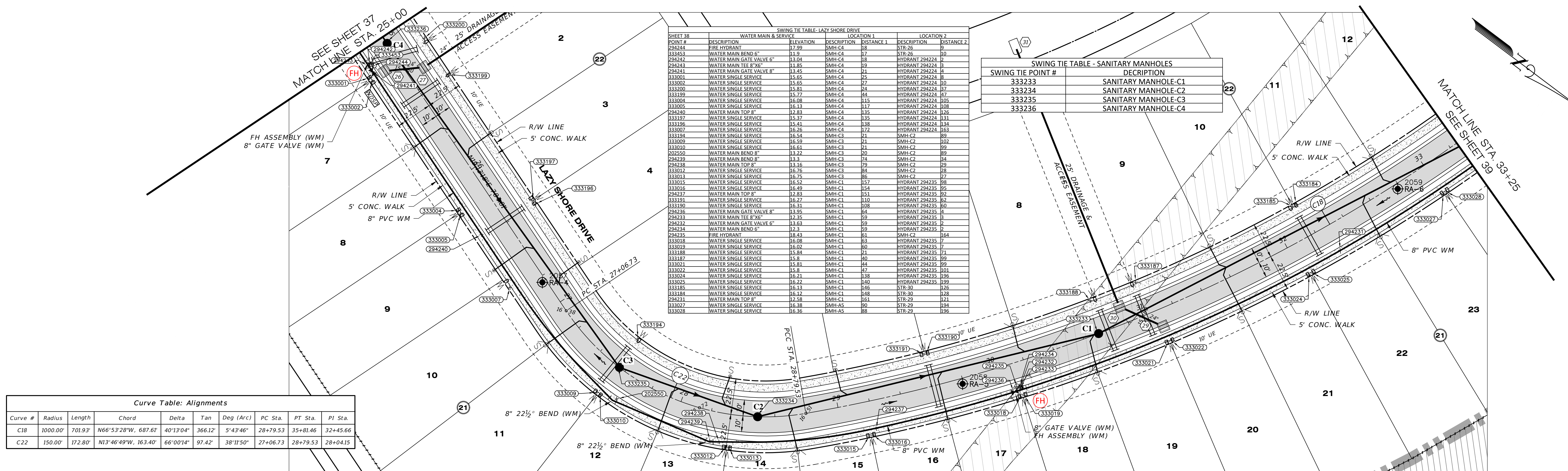
JUSTIN O. BRANTLEY, P.S.M.
FLORIDA CERTIFICATE NO. 1S6837

RECORD DRAWINGS

March 5, 2024

APPROVED

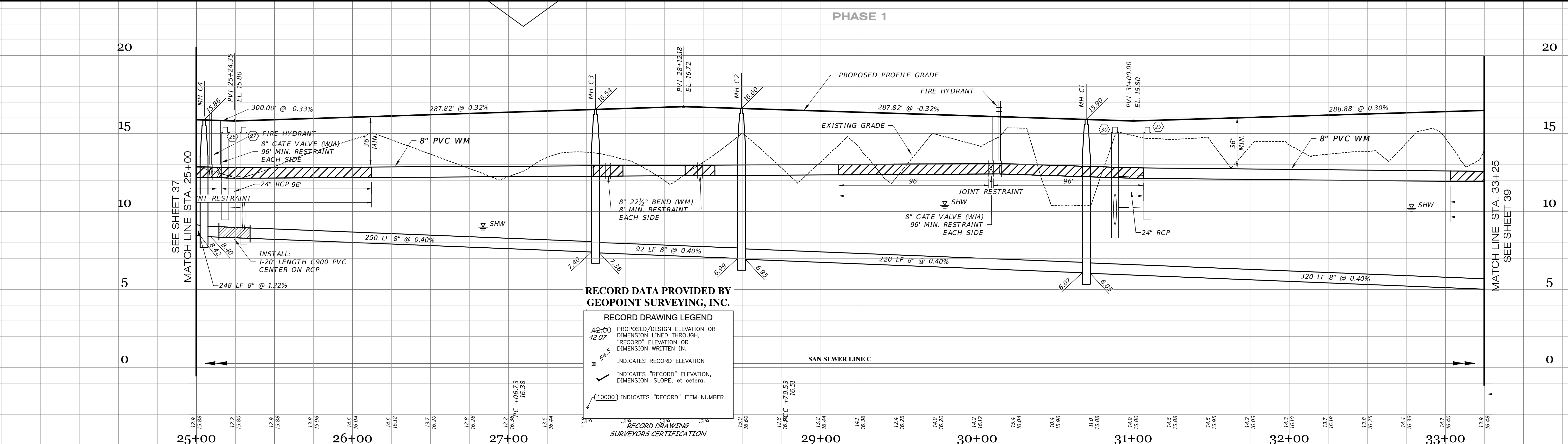
<p>01-19-2024 REVISED PER RECORD COMMENT</p> <p>02-19-2024 RECORD DATA BY GEOPOINT</p> <p>05-18-2023 SIDEWALK 2' FROM R/W @ LOT AREAS</p> <p>04-19-2022 4" FM REVISED TO 6" FM</p> <p>11-05-2021 REMOVE ARV LABEL, PROF. LABELS</p> <p>10-22-2021 REST. JOINTS, MATCHLINE</p> <p>05-17-2021 INITIAL SUBMITTAL</p>	<p>JRD</p> <p>JRO</p> <p>JRD</p> <p>TJF</p> <p>DA</p> <p>JAS</p>		<p>Clearview LAND DESIGN, P.L.</p> <p>Engineering Business C.A. No.: 88858 3010 W Azele St., Suite 150, Tampa, Florida 33609 Office: 813-223-3919 Fax: 813-223-3975</p> <p><small>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.</small></p> <p>DATE: 02/16/2024 JORDAN A. SCHRADER, P.E. NO. 74798 FLORIDA PROFESSIONAL ENGINEER</p>	<p>ROADWAY & UTILITY PLAN & PROFILE</p> <p>RUSTIC ROAD NORTH PHASES 1 & 2 PHASE 1 WM ONLY</p> <p>DESIGN: FERREIRA DRAWN: DUNCAN DATE: 01-19-2024 FILE: RP04</p> <p>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</p> <p style="text-align: right; font-weight: bold; font-size: 1.2em;">SHEET 37 OF 71 SHEETS</p>
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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



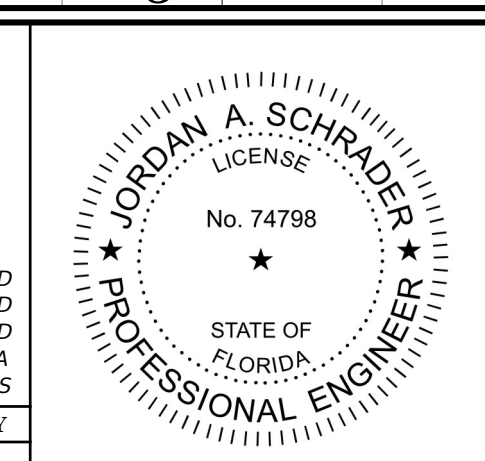
RECORD DRAWINGS
March 5, 2024
APPROVED

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: 12/01/2023

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

DATE	DESCRIPTION	BY
01-19-2024	REVISED PER RECORD COMMENT	JRD
12-18-2023	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: 02/16/2024
JORDAN A. SCHRADER, P.E. NO. 74798
FLORIDA PROFESSIONAL ENGINEER

ROADWAY & UTILITY PLAN & PROFILE

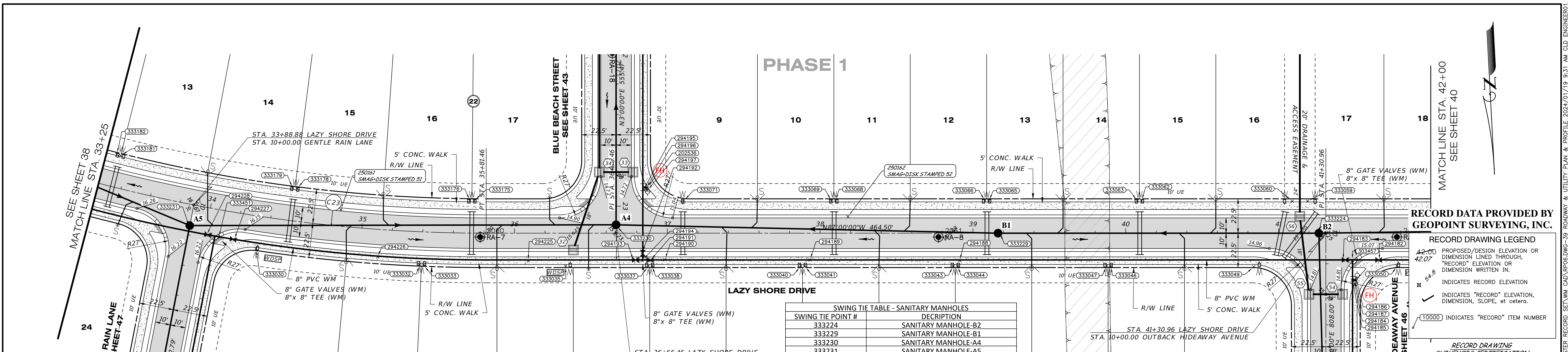
JEN-RU-008
DESIGN: FERREIRA
DRAWN: DUNCAN
DATE: 01-19-2024
FILE: RP05

RUSTIC ROAD NORTH
PHASES 1 & 2
PHASE 1 WM 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 38 OF 71 SHEETS



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.

SWING TIE POINT - SANITARY MANHOLES

SWING TIE POINT #	DESCRIPTION
333224	SANITARY MANHOLE-B2
333229	SANITARY MANHOLE-B1
333230	SANITARY MANHOLE-A4
333231	SANITARY MANHOLE-A5

Curve Table: Alignments

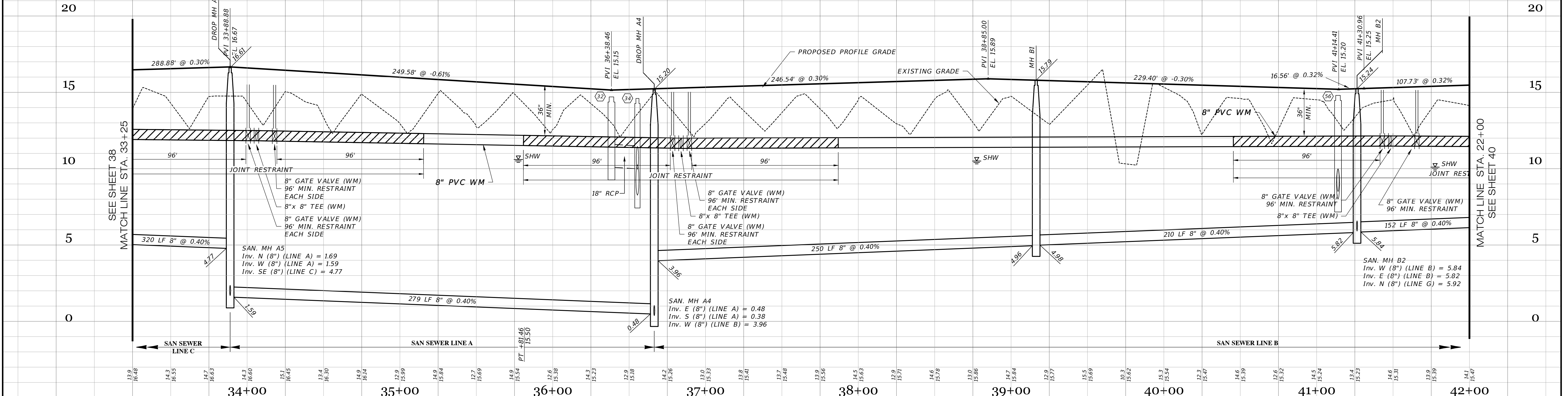
Curve #	Radius	Length	Chord	Delta	Tan	Deg (Arc)	PC Sta.	PT Sta.	PI Sta.
C23	1000.00'	701.93'	N66°53'28"W, 687.61'	40°13'04"	366.12'	5°43'46"	28+79.53	35+81.46	32+45.66

SWING TIE TABLE - LAZY SHORE DRIVE

SHEET #	POINT #	DESCRIPTION	ELEVATION	LOCATION 1	LOCATION 2	DISTANCE 2
333182	333182	WATER SINGLE SERVICE	16.52	SMH-A5	66	151
333181	333181	WATER SINGLE SERVICE	16.53	SMH-A5	64	148
294228	294228	WATER GATE VALVE 8"	13.98	SMH-A5	13	89
333451	333451	WATER MAIN TEE 8"x8"	13.46	SMH-A5	71	82
294227	294227	WATER GATE VALVE 8"	13.77	SMH-A5	31	73
333179	333179	WATER SINGLE SERVICE	16.58	SMH-A5	72	35
333178	333178	WATER SINGLE SERVICE	16.56	SMH-A5	75	32
333030	333030	WATER SINGLE SERVICE	16.36	SMH-A4	47	61
294226	294226	WATER MAIN TOP 8"	12.51	SMH-A4	158	182
333032	333032	WATER SINGLE SERVICE	15.73	SMH-A4	131	157
333033	333033	WATER SINGLE SERVICE	15.76	SMH-A4	129	154
333126	333126	WATER SINGLE SERVICE	15.99	SMH-A4	87	116
333125	333125	WATER SINGLE SERVICE	16.01	SMH-A4	85	112
294225	294225	WATER MAIN TOP 8"	12.36	SMH-A4	82	90
333035	333035	WATER SINGLE SERVICE	15.07	SMH-A4	42	73
294193	294193	WATER GATE VALVE 8"	13.83	SMH-A4	45	87
294194	294194	WATER MAIN TEE 8"x8"	12.83	SMH-A4	28	46
294191	294191	WATER GATE VALVE 8"	13.51	SMH-A4	32	46
294190	294190	WATER MAIN TOP 8"	11.86	SMH-A4	39	47
333037	333037	WATER SINGLE SERVICE	15.18	SMH-A4	84	49
333038	333038	WATER SINGLE SERVICE	15.18	SMH-A4	85	49
333021	333021	WATER SINGLE SERVICE	15.61	SMH-A4	87	35
333040	333040	WATER SINGLE SERVICE	15.7	SMH-A4	123	112
294187	294187	FIRE HYDRANT	17.82	SMH-B2	98	14

LAZY SHORE DRIVE

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



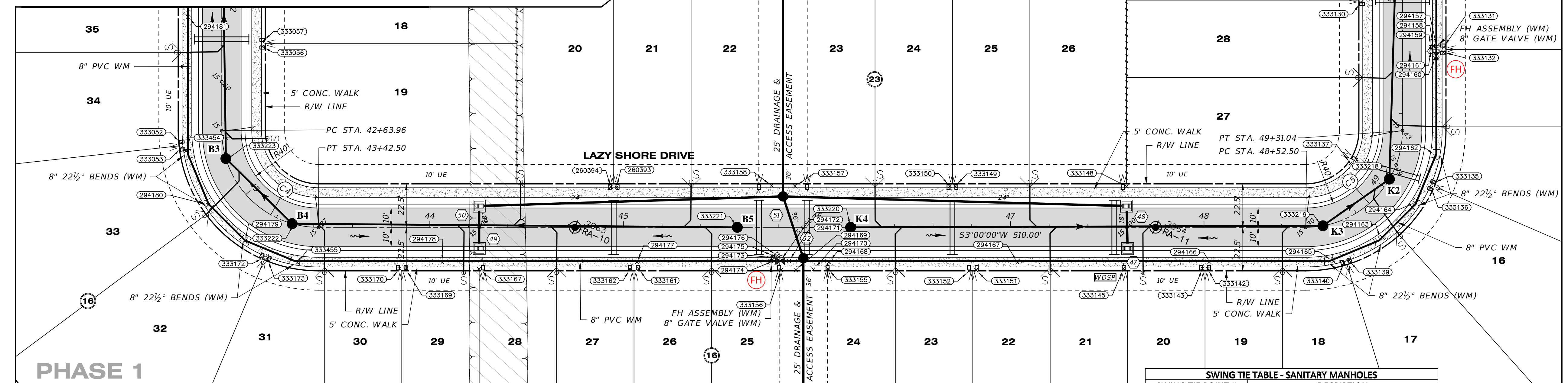
RECORD DRAWINGS
March 5, 2024
APPROVED

01-19-2024 12-18-2023 05-18-2023 10-22-2021 05-17-2021	REVISED PER RECORD COMMENT RECORD DATA BY GEOPPOINT SIDEWALK 2' FROM R/W @ LOT AREAS REST. JOINTS INITIAL SUBMITTAL	JRD JRD JRD DA 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 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: 02/16/2024 JORDAN A. SCHRADER, P.E. NO. 74798 FLORIDA PROFESSIONAL ENGINEER
DATE	DESCRIPTION	BY		

ROADWAY & UTILITY PLAN & PROFILE JOB NO. JEN-RU-008 DESIGN FERREIRA DRAWN DUNCAN DATE 01-19-2024 FILE RP06		RUSTIC ROAD NORTH PHASES 1 & 2 PHASE 1 WM 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 39 OF 71 SHEETS		

Curve Table: Alignments									
Curve #	Radius	Length	Chord	Delta	Tan	Deg (Arc)	PC Sta.	PT Sta.	PI Sta.
C4	50.00'	78.54'	548'00"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'	542'00"00"E, 70.71'	90°00'00"	50.00'	114°35'30"	48+52.50	49+31.04	49+02.50

MATCH LINE STA. 50+00
SEE SHEET 41



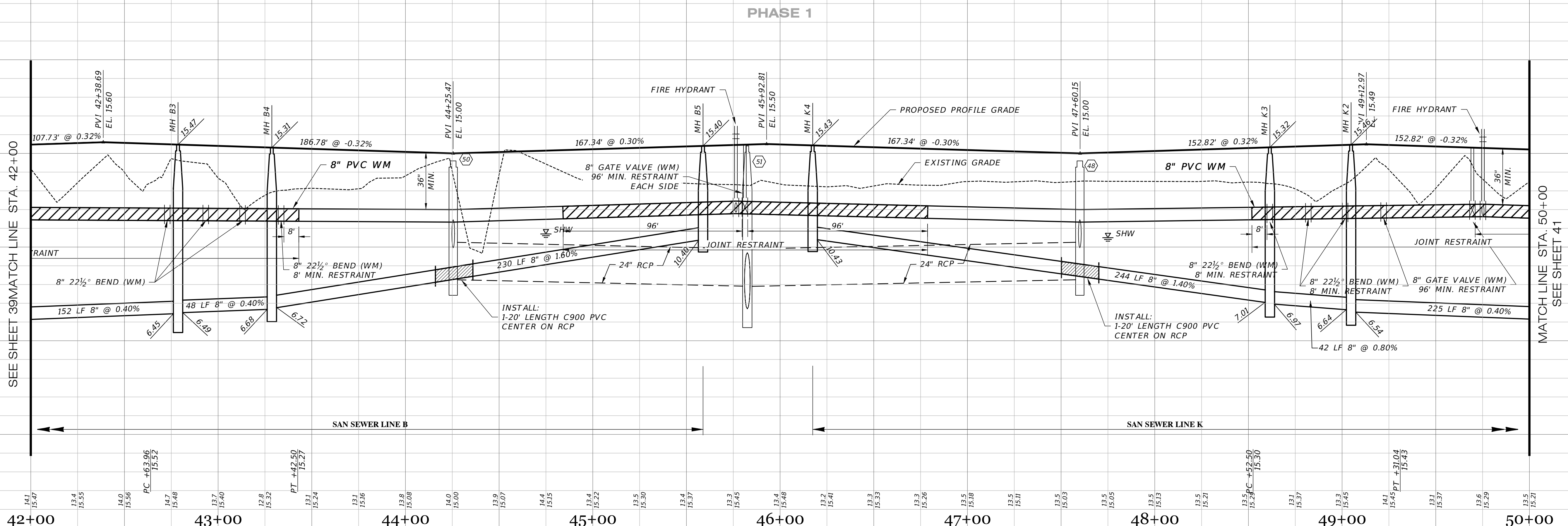
SWING TIE TABLE - WATER MAIN & SERVICE			
POINT #	DESCRIPTION	ELEVATION	LOCATION
294181	WATER MAIN TOP 8"	12.28	SMH-B3 76
333027	WATER SINGLE SERVICE	15.79	SMH-B3 63
333096	WATER SINGLE SERVICE	15.83	SMH-B3 61
333052	WATER SINGLE SERVICE	15.95	SMH-B3 25
333053	WATER SINGLE SERVICE	15.93	SMH-B3 24
333454	WATER MAIN BEND 8"	13.13	SMH-B3 122
294180	WATER MAIN BEND 8"	12.24	SMH-B3 46
294179	WATER MAIN BEND 8"	12.45	SMH-B3 28
333172	WATER SINGLE SERVICE	15.61	SMH-B3 54
333173	WATER SINGLE SERVICE	15.64	SMH-B3 56
333455	WATER MAIN BEND 8"	12.75	SMH-B3 65
333170	WATER SINGLE SERVICE	15.47	SMH-B3 105
333169	WATER SINGLE SERVICE	15.50	SMH-B3 108
294178	WATER MAIN TOP 8"	14.33	SMH-B3 123
333167	WATER SINGLE SERVICE	15.35	SMH-B3 142
260394	WATER SINGLE SERVICE	15.48	SMH-B5 69
260393	WATER SINGLE SERVICE	15.41	SMH-B5 86
333162	WATER SINGLE SERVICE	15.54	SMH-B5 60

SWING TIE TABLE - SANITARY MANHOLES			
SWING TIE POINT #	DESCRIPTION	ELEVATION	LOCATION
333218	SANITARY MANHOLE-K2	15.25	SMH-K3 95
333219	SANITARY MANHOLE-K3	15.26	SMH-K3 93
333220	SANITARY MANHOLE-K4	15.27	SMH-K3 91
333221	SANITARY MANHOLE-B5	15.28	SMH-K3 89
333222	SANITARY MANHOLE-B4	15.29	SMH-K3 87
333223	SANITARY MANHOLE-B3	15.30	SMH-K3 85

SWING TIE TABLE - SANITARY MANHOLES			
SWING TIE POINT #	DESCRIPTION	ELEVATION	LOCATION
333145	WATER SINGLE SERVICE	13.95	SMH-K3 105
333143	WATER SINGLE SERVICE	15.25	SMH-K3 95
333142	WATER SINGLE SERVICE	15.26	SMH-K3 93
294166	WATER MAIN TOP 8"	12.32	SMH-K3 61
333140	WATER SINGLE SERVICE	15.30	SMH-K3 72
333139	WATER SINGLE SERVICE	15.22	SMH-K3 71
294165	WATER MAIN BEND 8"	11.34	SMH-K3 19
294163	WATER MAIN BEND 8"	12.63	SMH-K3 31
294164	WATER MAIN BEND 8"	12.52	SMH-K3 50
294162	WATER MAIN BEND 8"	12.38	SMH-K3 69
333137	WATER SINGLE SERVICE	15.69	SMH-K3 96
333136	WATER SINGLE SERVICE	15.75	SMH-K3 90
333135	WATER SINGLE SERVICE	15.77	SMH-K3 82
294160	WATER MAIN GATE VALVE 8"	15.50	SMH-K3 105
294159	WATER MAIN GATE VALVE 8"	15.47	SMH-K3 108
294158	WATER MAIN GATE VALVE 6"	13.11	SMH-K3 109
294157	WATER MAIN BEND 8"	11.90	SMH-K3 108
294161	FIRE HYDRANT	12.87	SMH-K3 107
333132	WATER SINGLE SERVICE	15.46	SMH-K3 110
333133	WATER SINGLE SERVICE	15.47	SMH-K3 112
333130	WATER SINGLE SERVICE	15.52	SMH-K3 117

LAZY SHORE DRIVE

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



RECORD DATA PROVIDED BY GEOPOINT 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.
- 100000 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: 12/01/2023

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

RECORD DRAWINGS
March 5, 2024
APPROVED

DATE	DESCRIPTION	BY
12-18-2023	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

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

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: 02/16/2024
JORDAN A. SCHRADER, P.E. NO. 74798
FLORIDA PROFESSIONAL ENGINEER

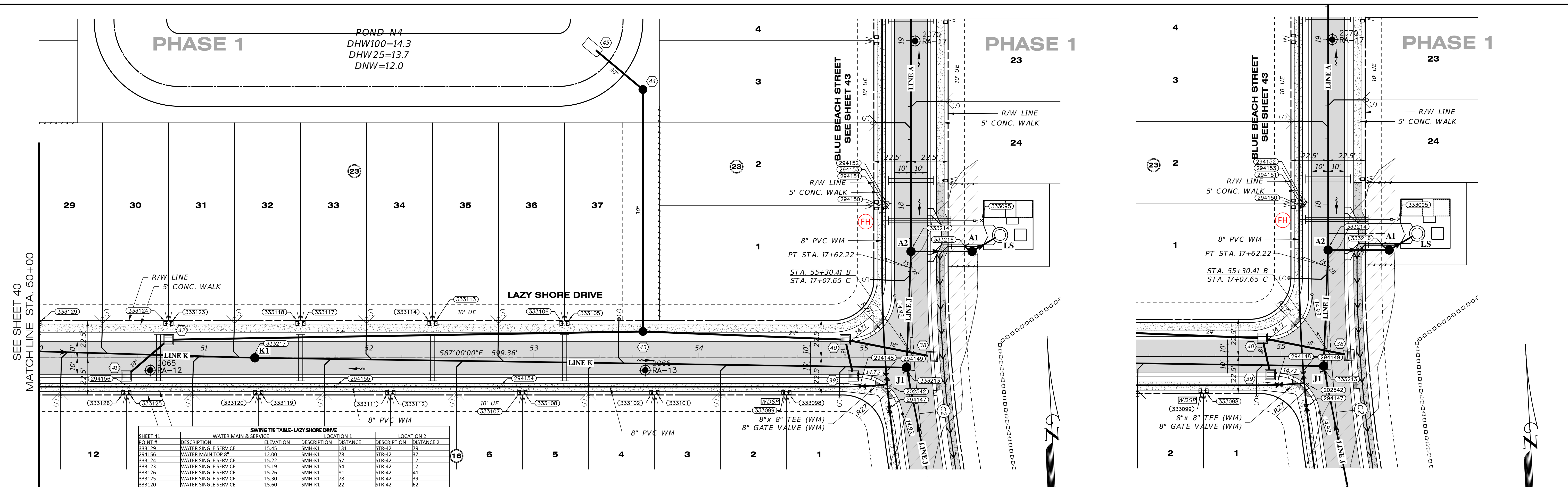
ROADWAY & UTILITY PLAN & PROFILE

JOB NO. JEN-RU-008
DESIGN FERREIRA
DRAWN DUNCAN
DATE 01-19-2024
FILE RP07

RUSTIC ROAD NORTH
PHASES 1 & 2
PHASE 1 WM ONLY

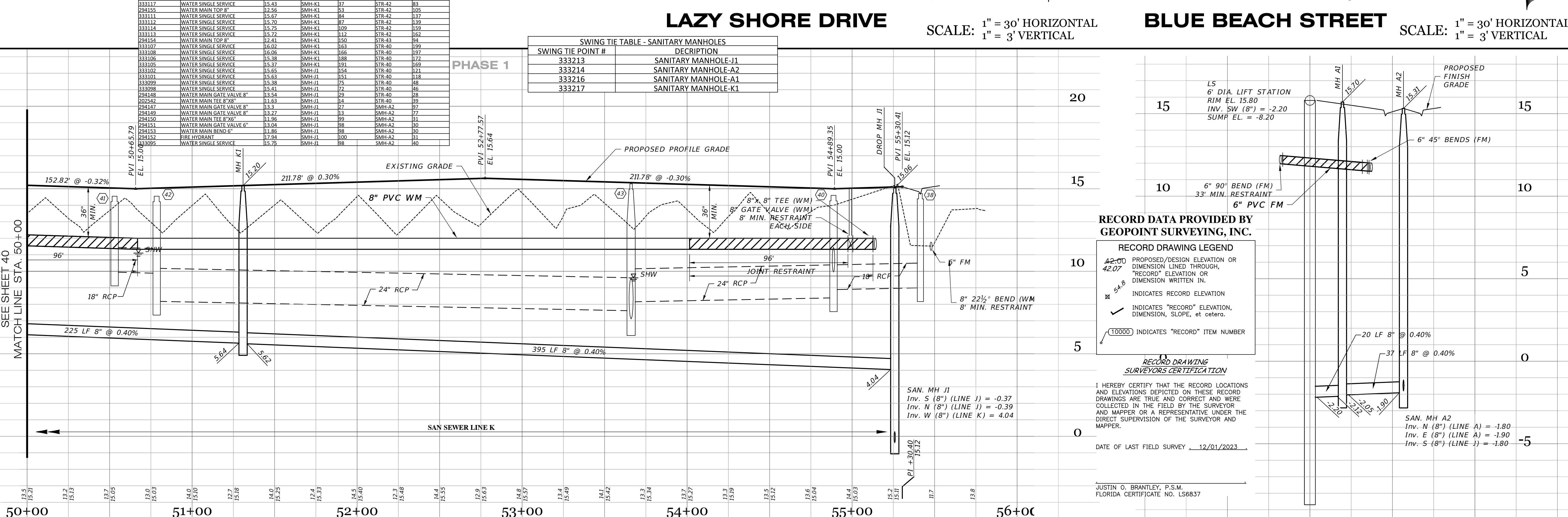
PREPARED FOR: C/O BANYAN LAND CAPITAL, LLC.
DATE: Elevations based on North American Vertical Datum 1988 (NAVD 88)
Conversion from NAVD 88 to NGVD 29 = +1.11 Feet

SHEET 40 OF 71 SHEETS



SWING TIE TABLE - LAZY SHORE DRIVE					
POINT #	DESCRIPTION	ELEVATION	DESCRIPTION	DISTANCE 1	DISTANCE 2
333129	WATER SINGLE SERVICE	15.45	SMH-K1	131	STR-42
294156	WATER MAIN TOP 8"	12.00	SMH-K1	78	STR-42
333124	WATER SINGLE SERVICE	15.22	SMH-K1	67	STR-42
333123	WATER SINGLE SERVICE	15.19	SMH-K1	64	STR-42
333126	WATER SINGLE SERVICE	15.26	SMH-K1	81	STR-42
333125	WATER SINGLE SERVICE	15.30	SMH-K1	78	STR-42
333120	WATER SINGLE SERVICE	15.60	SMH-K1	72	STR-42
333119	WATER SINGLE SERVICE	15.61	SMH-K1	72	STR-42
333118	WATER SINGLE SERVICE	15.67	SMH-K1	84	STR-42
333117	WATER SINGLE SERVICE	15.43	SMH-K1	87	STR-42
294155	WATER MAIN TOP 8"	12.56	SMH-K1	53	STR-42
333111	WATER SINGLE SERVICE	15.67	SMH-K1	84	STR-42
333112	WATER SINGLE SERVICE	15.70	SMH-K1	87	STR-42
333114	WATER SINGLE SERVICE	15.75	SMH-K1	109	STR-42
333113	WATER SINGLE SERVICE	15.72	SMH-K1	111	STR-42
294154	WATER MAIN TOP 8"	12.41	SMH-K1	150	STR-43
333107	WATER SINGLE SERVICE	16.02	SMH-K1	163	STR-40
333106	WATER SINGLE SERVICE	16.36	SMH-K1	166	STR-40
333105	WATER SINGLE SERVICE	15.38	SMH-K1	188	STR-40
333105	WATER SINGLE SERVICE	15.37	SMH-K1	191	STR-40
333102	WATER SINGLE SERVICE	15.65	SMH-J1	154	STR-40
333101	WATER SINGLE SERVICE	15.63	SMH-J1	151	STR-40
333099	WATER SINGLE SERVICE	15.38	SMH-J1	75	STR-40
333098	WATER SINGLE SERVICE	15.41	SMH-J1	72	STR-40
294148	WATER MAIN GATE VALVE 8"	13.54	SMH-J1	79	STR-40
202442	WATER MAIN TEE 8" X 8"	11.63	SMH-J1	14	STR-40
294147	WATER MAIN GATE VALVE 8"	13.3	SMH-J1	67	SMH-A2
294149	WATER MAIN GATE VALVE 8"	13.27	SMH-J1	13	SMH-A2
294150	WATER MAIN TEE 8" X 8"	11.36	SMH-J1	69	SMH-A2
294151	WATER MAIN GATE VALVE 6"	13.04	SMH-J1	98	SMH-A2
294153	WATER MAIN BEND 6"	11.86	SMH-J1	98	SMH-A2
294152	PUMP INTAKE	17.34	SMH-J1	100	SMH-A2
333095	WATER SINGLE SERVICE	15.76	SMH-J1	98	SMH-A2

SWING TIE TABLE - SANITARY MANHOLES	
SWING TIE POINT #	DESCRIPTION
333213	SANITARY MANHOLE-A2
333214	SANITARY MANHOLE-A1
333216	SANITARY MANHOLE-A1
333217	SANITARY MANHOLE-K1



RECORD DATA PROVIDED BY GEOPINT SURVEYING, INC.

- RECORD DRAWING LEGEND**
- 42.00 RECORD DESIGN ELEVATION OR DIMENSION LINED THROUGH, "RECORD" ELEVATION OR DIMENSION WRITTEN IN.
 - x 5.4.8 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 12/01/2023

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

RECORD DRAWINGS
March 5, 2024
APPROVED

DATE	DESCRIPTION	BY
01-19-2024	UPDATE RECORD DATA PER COMMENT	JRD
12-18-2023	RECORD DATA BY GEOPINT	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

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

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DATE: 02/16/2024
JORDAN A. SCHRADER, P.E. NO. 74798
FLORIDA PROFESSIONAL ENGINEER

ROADWAY & UTILITY PLAN & PROFILE

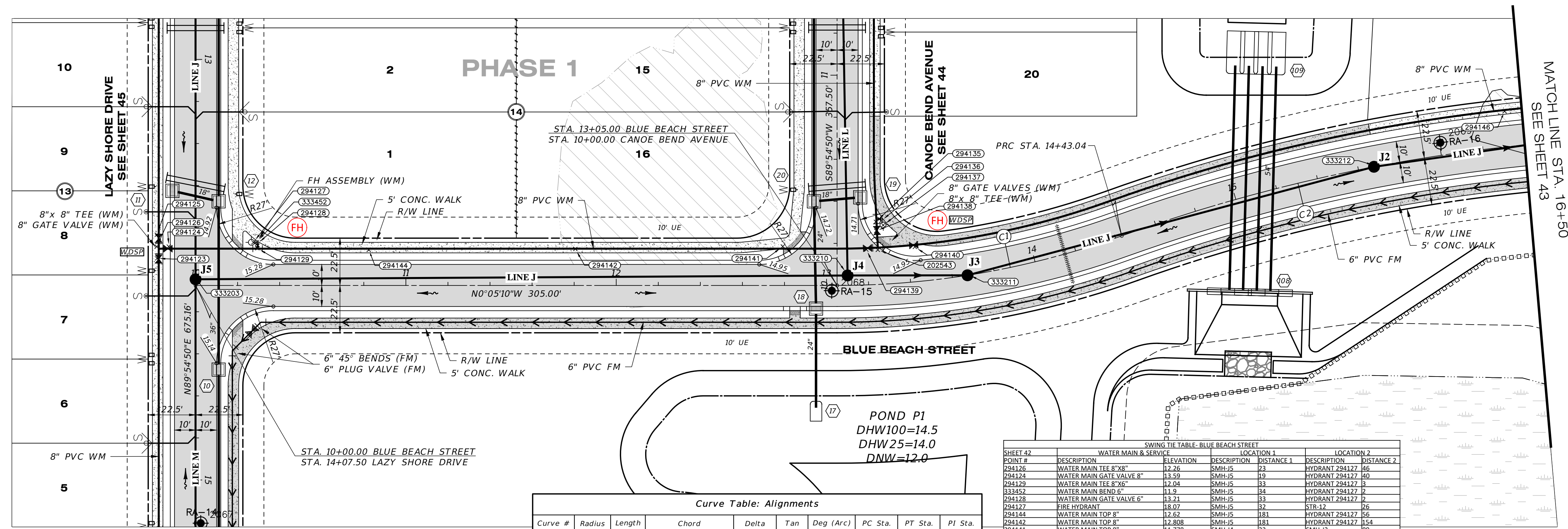
JEN-RU-008
DESIGN: FERREIRA
DRAWN: DUNCAN
DATE: 01-19-2024
FILE: RPOB

RUSTIC ROAD NORTH
PHASES 1 & 2
PHASE 1 WM ONLY

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

PA RUSTIC ROAD NORTH - SP, INSPECTION & CERT. MASTER RECORD SET (WM, CAD) RPOB.DWG - 41. ROADWAY & UTILITY PLAN & PROFILE. 2024/01/19 9:31 AM. CLD. ENGINEER



RECORD DRAWINGS
March 5, 2024
APPROVED

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

SWING TIE TABLE - SANITARY MANHOLES

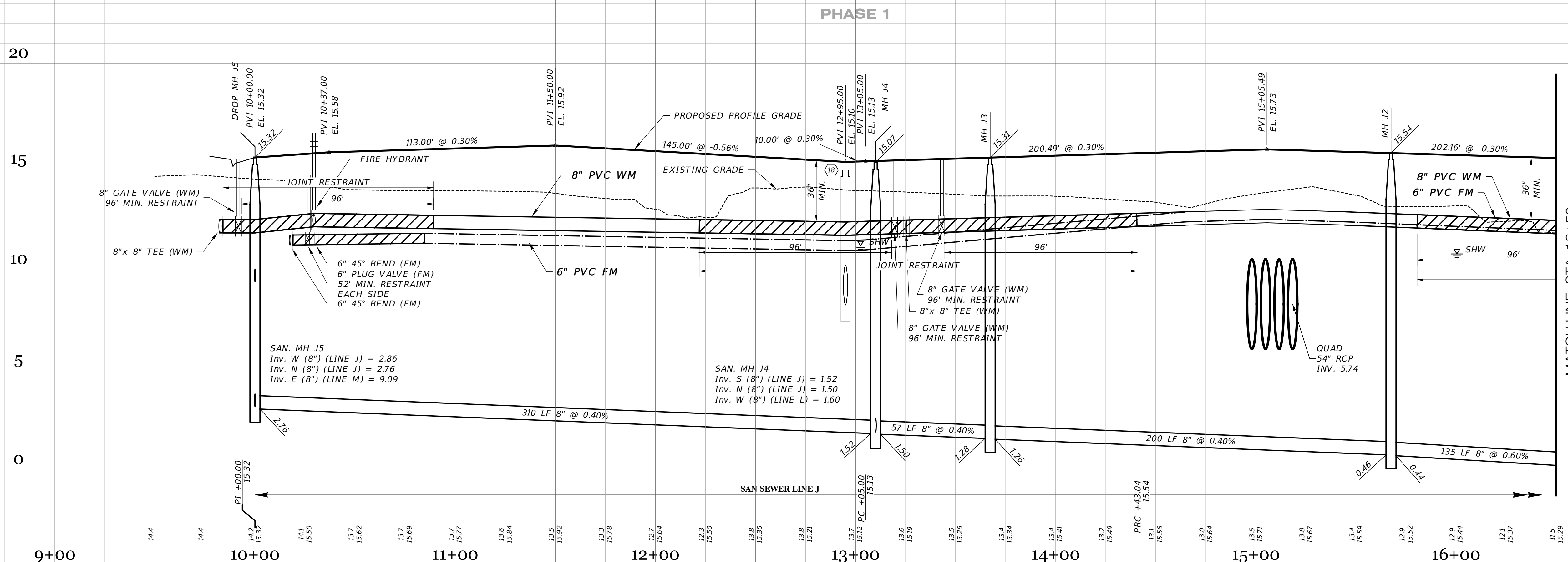
SWING TIE POINT #	DESCRIPTION
333203	SANITARY MANHOLE-J5
333210	SANITARY MANHOLE-J4
333211	SANITARY MANHOLE-J3
333212	SANITARY MANHOLE-J2

SWING TIE TABLE - BLUE BEACH STREET

SHEET #2	WATER MAIN & SERVICE	LOCATION 1	LOCATION 2
294126	WATER MAIN TEE 8"x8"	12.76	SMH-J5
294124	WATER MAIN GATE VALVE 8"	13.59	SMH-J5
294129	WATER MAIN TEE 8"x6"	12.04	SMH-J5
333452	WATER MAIN BEND 6"	11.9	SMH-J5
294128	WATER MAIN GATE VALVE 6"	13.21	SMH-J5
294127	FIRE HYDRANT	18.07	SMH-J5
294144	WATER MAIN TOP 8"	12.62	SMH-J5
294142	WATER MAIN TOP 8"	12.808	SMH-J5
294141	WATER MAIN TOP 8"	11.728	SMH-J4
294139	WATER GATE VALVE 8"	12.724	SMH-J4
202543	WATER MAIN TEE 8"x8"	13.1	SMH-J4
294140	WATER GATE VALVE 8"	13.104	SMH-J4
294146	WATER MAIN TOP 8"	12.346	SMH-J1
294125	WATER MAIN GATE VALVE 8"	13.55	SMH-J5
294123	WATER MAIN GATE VALVE 8"	13.70	SMH-J5
294138	WATER MAIN GATE VALVE 8"	12.73	SMH-J4
294135	WATER MAIN TEE 8"x6"	11.42	SMH-J4
294136	WATER MAIN GATE VALVE 6"	12.55	SMH-J4
294137	FIRE HYDRANT	17.49	SMH-J4

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.
- 42.07: "RECORD" ELEVATION OR DIMENSION WRITTEN IN.
- 5A-B: INDICATES RECORD ELEVATION
- ✓: INDICATES "RECORD" ELEVATION, DIMENSION, SLOPE, et cetera.
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RECORD DRAWING SURVEYORS CERTIFICATION

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DATE OF LAST FIELD SURVEY: 12/01/2023

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

<p>01-19-2024 REVISED PER RECORD COMMENT</p> <p>02-19-2023 RECORD DATA BY GEOPOINT</p> <p>05-18-2023 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 LABELS</p> <p>10-22-2021 REST JOINTS</p> <p>05-17-2021 INITIAL SUBMITTAL</p>		<p>JRD</p> <p>JRD</p> <p>JRD</p> <p>TJF</p> <p>DA</p> <p>DA</p> <p>JAS</p>
DATE	DESCRIPTION	BY
REVISIONS		

JORDAN A. SCHRADER

PROFESSIONAL ENGINEER

No. 74798

Clearview

LAND DESIGN, P.L.

Engineering Business CA. No.: 88858
 3010 W Azeele St., Suite 150, Tampa, Florida 33609
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DATE: 02/16/2024
 JORDAN A. SCHRADER, P.E. NO. 74798
 FLORIDA PROFESSIONAL ENGINEER

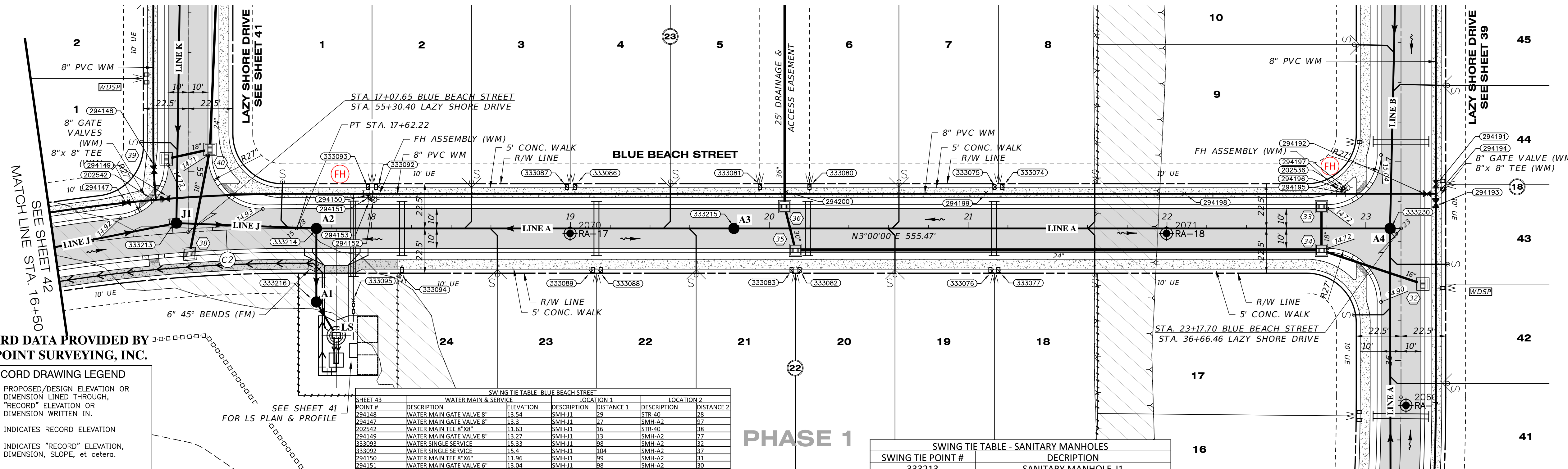
<p>ROADWAY & UTILITY PLAN & PROFILE</p> <p>JOB NO. JEN-RU-008</p> <p>DESIGN FERREIRA</p> <p>DRAWN UNCAN</p> <p>DATE 01-19-2024</p> <p>FILE RP09</p>		<p>RUSTIC ROAD NORTH</p> <p>PHASES 1 & 2</p> <p>PHASE 1 WM ONLY</p> <p>PREPARED FOR: JEN TAMP A, LLC.</p> <p>C/O BANYAN LAND CAPITAL, LLC.</p> <p>Elevations based on North American Vertical Datum 1988 (NAVD 88)</p> <p>Conversion from NAVD 88 to NGVD 29 = +1.11 Feet</p>
<p>SHEET 42 OF 71 SHEETS</p>		



RECORD DRAWINGS

March 5, 2024

APPROVED



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 INDICATES RECORD ELEVATION
54.8 INDICATES "RECORD" ELEVATION, DIMENSION, SLOPE, et cetera.
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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 12/01/2023

JUSTIN O. BRANTLEY, P.S.M. FLORIDA CERTIFICATE NO. 156837

Table with columns: POINT #, DESCRIPTION, ELEVATION, LOCATION 1, LOCATION 2, DISTANCE 1, DISTANCE 2. Lists various utility points like water main gate valves, fire hydrants, and sanitary manholes.

Table titled 'SWING TIE TABLE - SANITARY MANHOLES' with columns: SWING TIE POINT #, DESCRIPTION. Lists manhole locations like 333213, 333214, 333215, 333216, 333230.

BLUE BEACH STREET

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

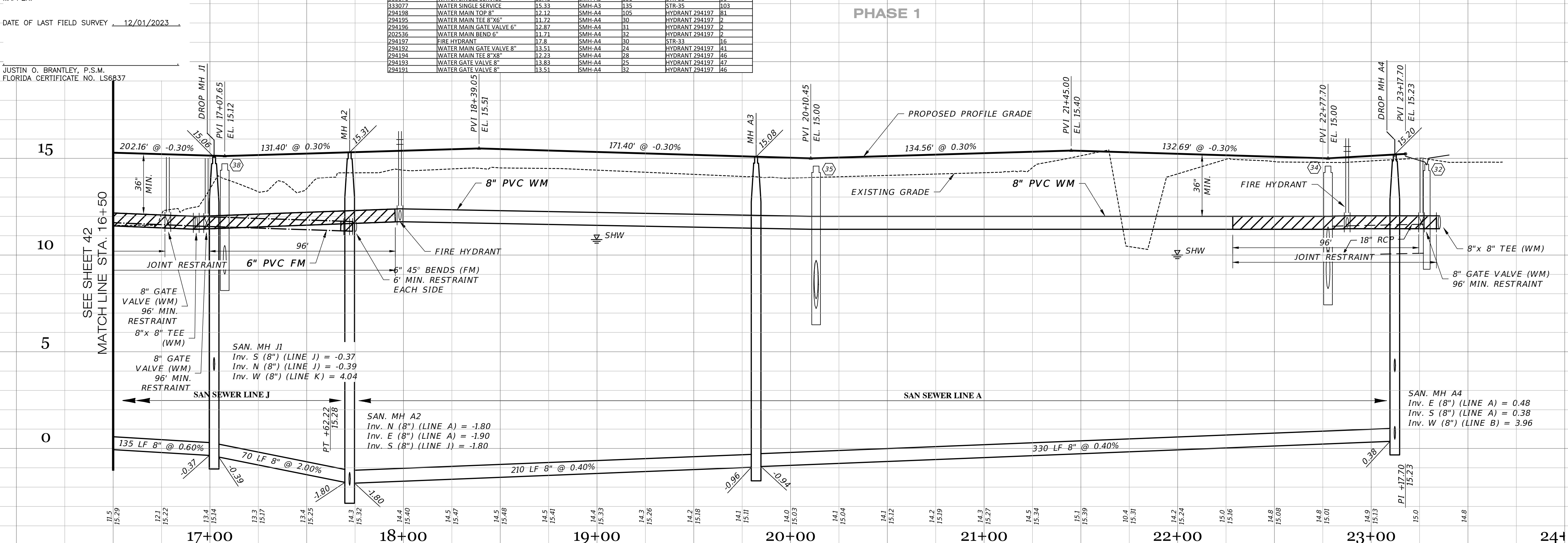
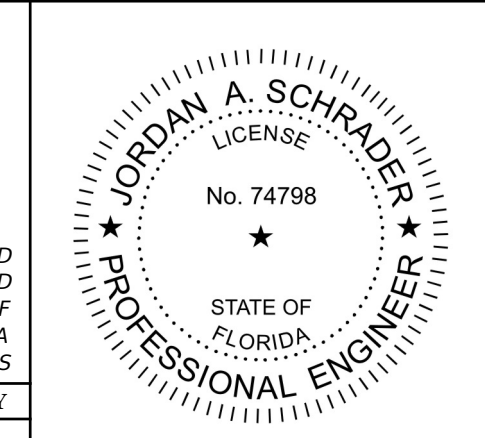


Table with columns: DATE, DESCRIPTION, REVISIONS, BY. Lists revision history for the drawing.



Clearview LAND DESIGN, P.L. Engineering Business C.A. No.: 28858 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 WM ONLY. SHEET 43 OF 71 SHEETS. Includes job number, designer, date, and other project details.

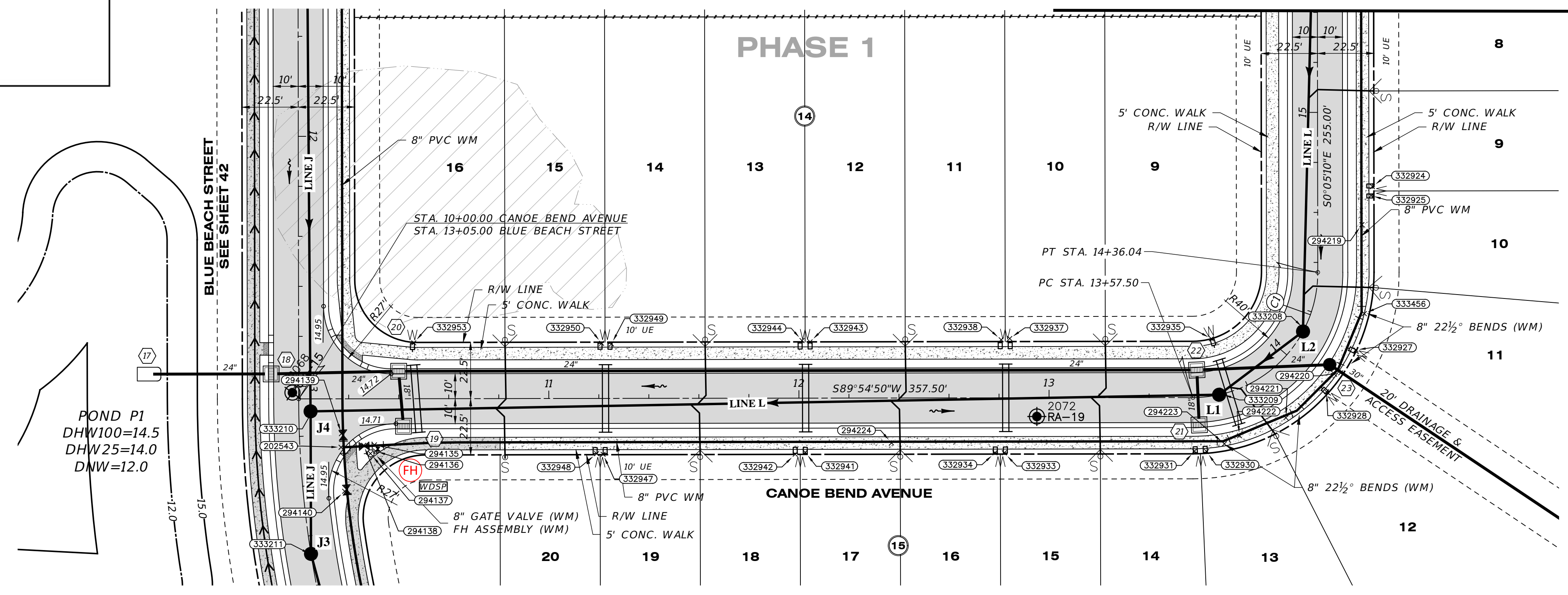


RECORD DRAWINGS

March 5, 2024

APPROVED

MATCH LINE STA. 15+50
SEE SHEET 45



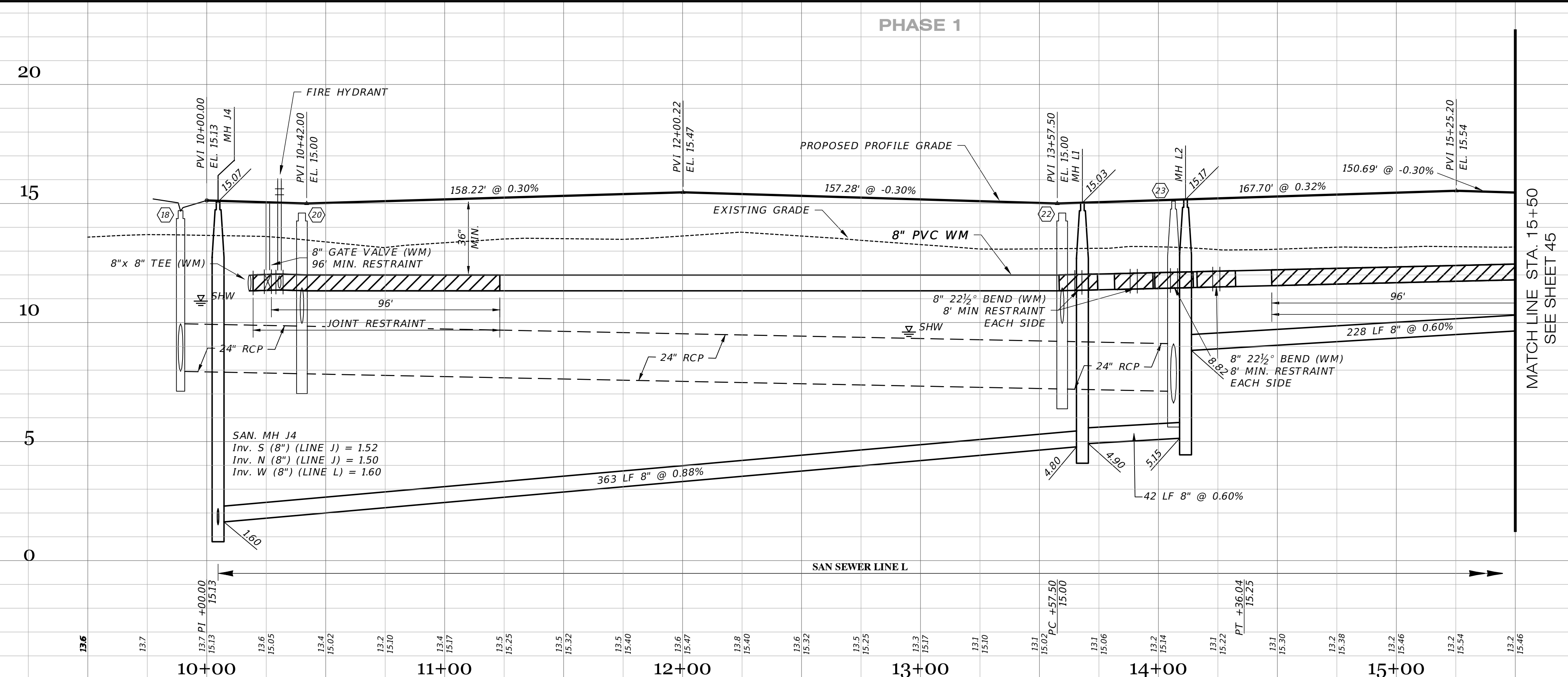
SWING TIE TABLE - SANITARY MANHOLES		SWING TIE TABLE - CANOE BEND AVENUE	
SHEET #	DESCRIPTION	LOCATION 1	LOCATION 2
202543	WATER MAIN TEE 8" X 8"	SMH-J4	HYDRANT 294137-I2
294138	WATER MAIN GATE VALVE 8"	SMH-J4	HYDRANT 294137-I4
294135	WATER MAIN TEE 8" X 6"	SMH-J4	HYDRANT 294137-I4
294136	WATER MAIN GATE VALVE 6"	SMH-J4	HYDRANT 294137-I4
294137	FIRE HYDRANT	STR-19	STR-19
332953	WATER SINGLE SERVICE	SMH-J4	HYDRANT 294137-I8
332950	WATER SINGLE SERVICE	SMH-J4	HYDRANT 294137-I02
332949	WATER SINGLE SERVICE	SMH-J4	HYDRANT 294137-I06
332948	WATER SINGLE SERVICE	SMH-J4	HYDRANT 294137-I0
332947	WATER SINGLE SERVICE	SMH-J4	HYDRANT 294137-I3
332944	WATER SINGLE SERVICE	SMH-J4	HYDRANT 294137-I75
332943	WATER SINGLE SERVICE	STR-20	HYDRANT 294137-I81
332942	WATER SINGLE SERVICE	SMH-J4	HYDRANT 294137-I70
332941	WATER SINGLE SERVICE	SMH-J4	HYDRANT 294137-I74
294224	WATER MAIN TOP 8"	SMH-L2	SMH-L1
332938	WATER SINGLE SERVICE	SMH-L2	SMH-L1
332937	WATER SINGLE SERVICE	SMH-L2	SMH-L1
332934	WATER SINGLE SERVICE	SMH-L2	SMH-L1
332933	WATER SINGLE SERVICE	SMH-L2	SMH-L1
332935	WATER SINGLE SERVICE	SMH-L2	SMH-L1
332931	WATER SINGLE SERVICE	SMH-L2	SMH-L1
332930	WATER SINGLE SERVICE	SMH-L2	SMH-L1
294223	WATER MAIN BEND 8"	SMH-L1	SMH-L1
294222	WATER MAIN BEND 8"	SMH-L2	SMH-L1
294221	WATER MAIN BEND 8"	SMH-L2	SMH-L1
294220	WATER MAIN BEND 8"	SMH-L2	SMH-L1
332928	WATER MAIN BEND 8"	SMH-L2	SMH-L1
332927	WATER SINGLE SERVICE	SMH-L2	SMH-L1
294219	WATER MAIN TOP 8"	SMH-L2	SMH-L1
332925	WATER SINGLE SERVICE	SMH-L2	SMH-L1
332924	WATER SINGLE SERVICE	SMH-L2	SMH-L1
294139	WATER GATE VALVE 8"	SMH-J4	SMH-J4
294140	WATER GATE VALVE 8"	SMH-J4	SMH-J4

Curve #	Radius	Length	Chord	Delta	Tan	Deg (Arc)	PC Sta.	PT Sta.	PI Sta.
C1	50.00'	78.54'	544'54"50"W, 70.71'	90°00'00"	50.00'	114°35'30"	13+57.50	14+36.04	14+07.50

SWING TIE POINT #	DESCRIPTION
333208	SANITARY MANHOLE-L2
333209	SANITARY MANHOLE-L1
333210	SANITARY MANHOLE-J4
333211	SANITARY MANHOLE-J3

CANOE BEND AVENUE

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



RECORD DATA PROVIDED BY
GEOPOINT SURVEYING, INC.

42.00	PROPOSED ELEVATION OR DIMENSION LINED THROUGH.
42.07	"RECORD" ELEVATION OR DIMENSION WRITTEN IN.
x 5A,B	INDICATES RECORD ELEVATION
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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: 12/01/2023

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

<p>01-19-2024 12-18-2023 05-18-2023 11-05-2021 10-22-2021 05-17-2021</p> <p>REVISED PER RECORD COMMENT RECORD DATA BY GEOPOINT SIDEWALK 2' FROM R/W @ LOT AREAS REMOVED FH & GV IN PROF. REST. JOINTS INITIAL SUBMITTAL</p>		<p>JRD JRD JRD DA DA JAS</p>
DATE	DESCRIPTION	BY
REVISIONS		

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

Clearview
LAND DESIGN, P.L.
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: 02/16/2024
JORDAN A. SCHRADER, P.E. NO. 74798
FLORIDA PROFESSIONAL ENGINEER

<p>ROADWAY & UTILITY PLAN & PROFILE</p> <p>JOB NO.: JEN-RU-008 DESIGN: FERREIRA DRAWN: DUNCAN DATE: 01-19-2024 FILE: RP11</p>		<p>RUSTIC ROAD NORTH PHASES 1 & 2 PHASE 1 WM ONLY</p> <p>PREPARED FOR: C/O BANYAN LAND CAPITAL, LLC. FOR: JEN TAMPA 1, LLC.</p> <p>Elevations based on North American Vertical Datum 1988 (NAVD 88) Conversion from NAVD 88 to NGVD 29 = +1.11 Feet</p>
<p>DATE OF LAST FIELD SURVEY: 12/01/2023</p> <p>JUSTIN O. BRANTLEY, P.S.M. FLORIDA CERTIFICATE NO. LS6837</p>		<p>SHEET 44 OF 71 SHEETS</p>

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

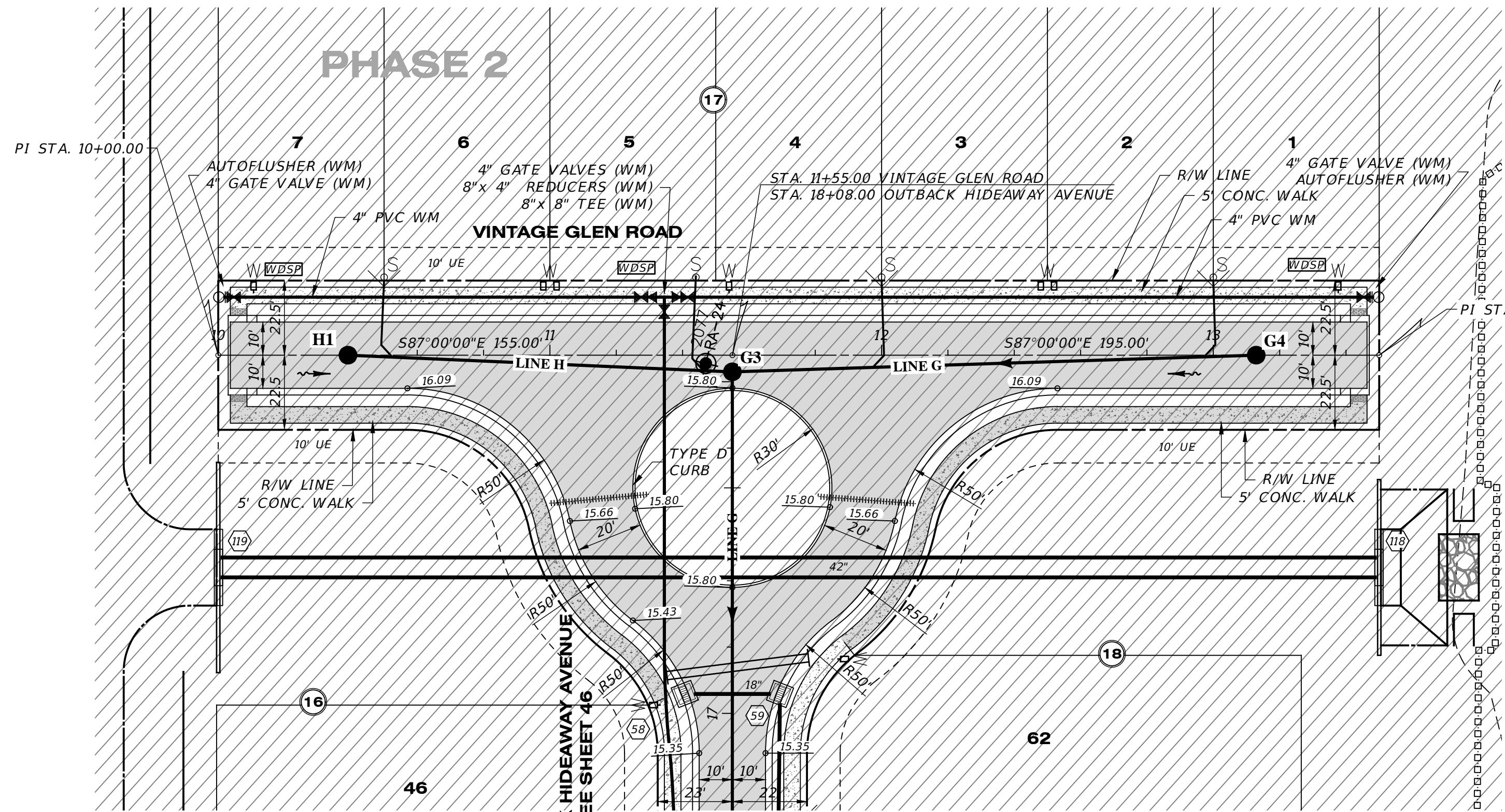
- RECORD DRAWING LEGEND**
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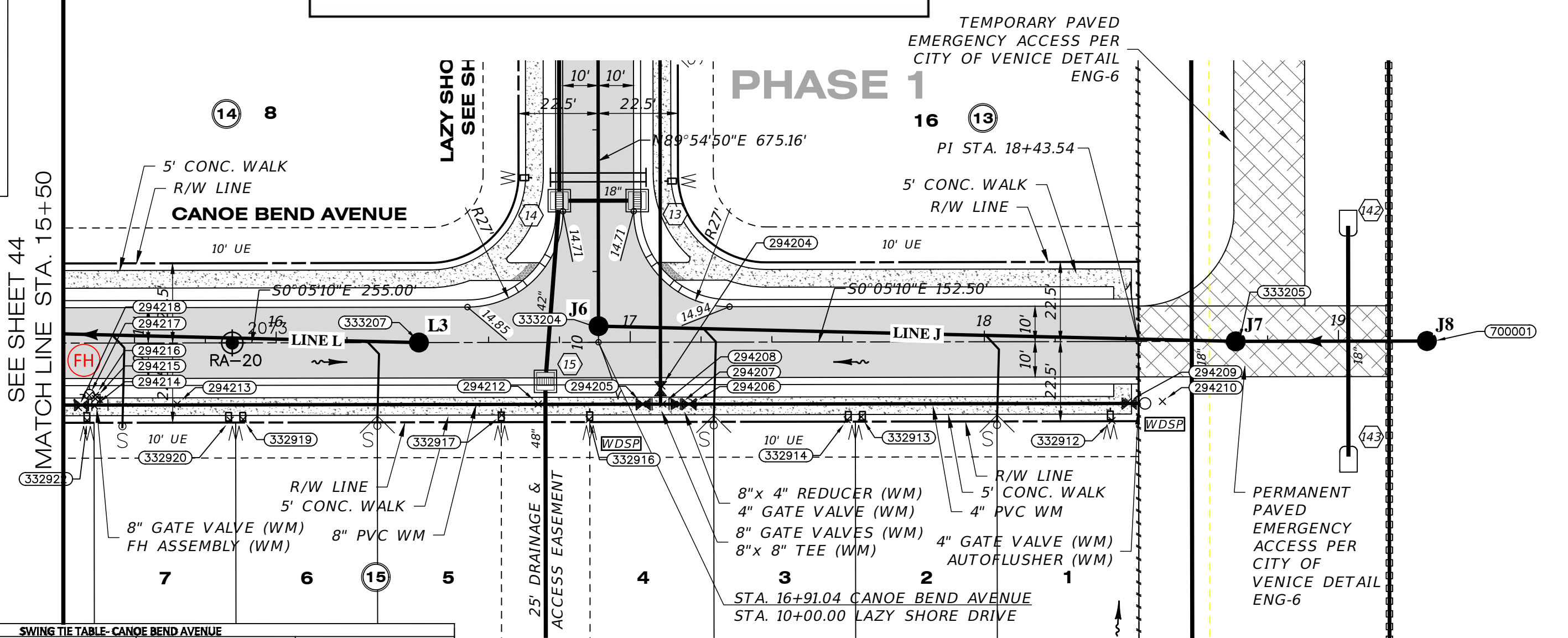
DATE OF LAST FIELD SURVEY 12/01/2023

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



VINTAGE GLEN ROAD

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



CANOE BEND AVENUE

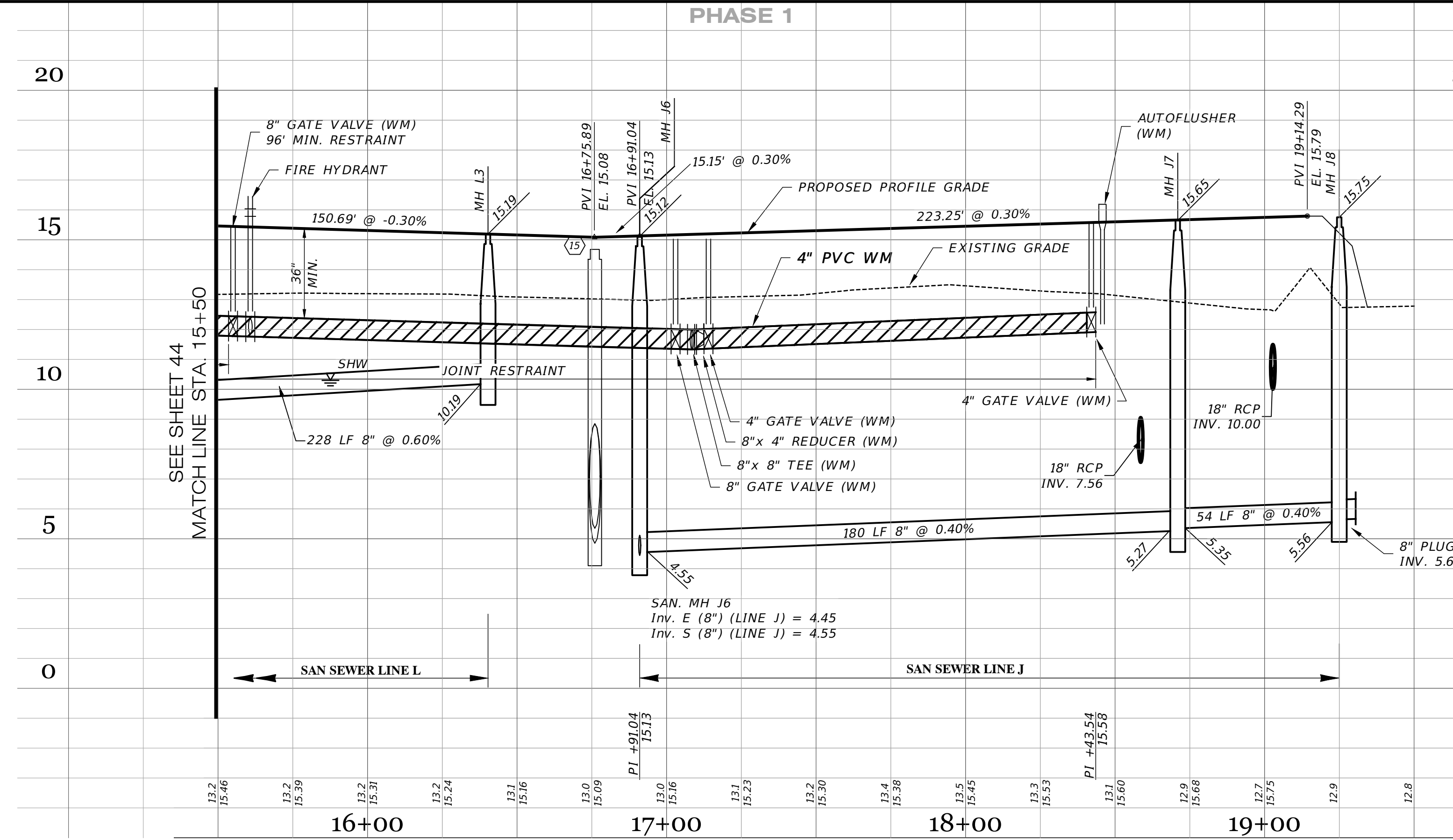
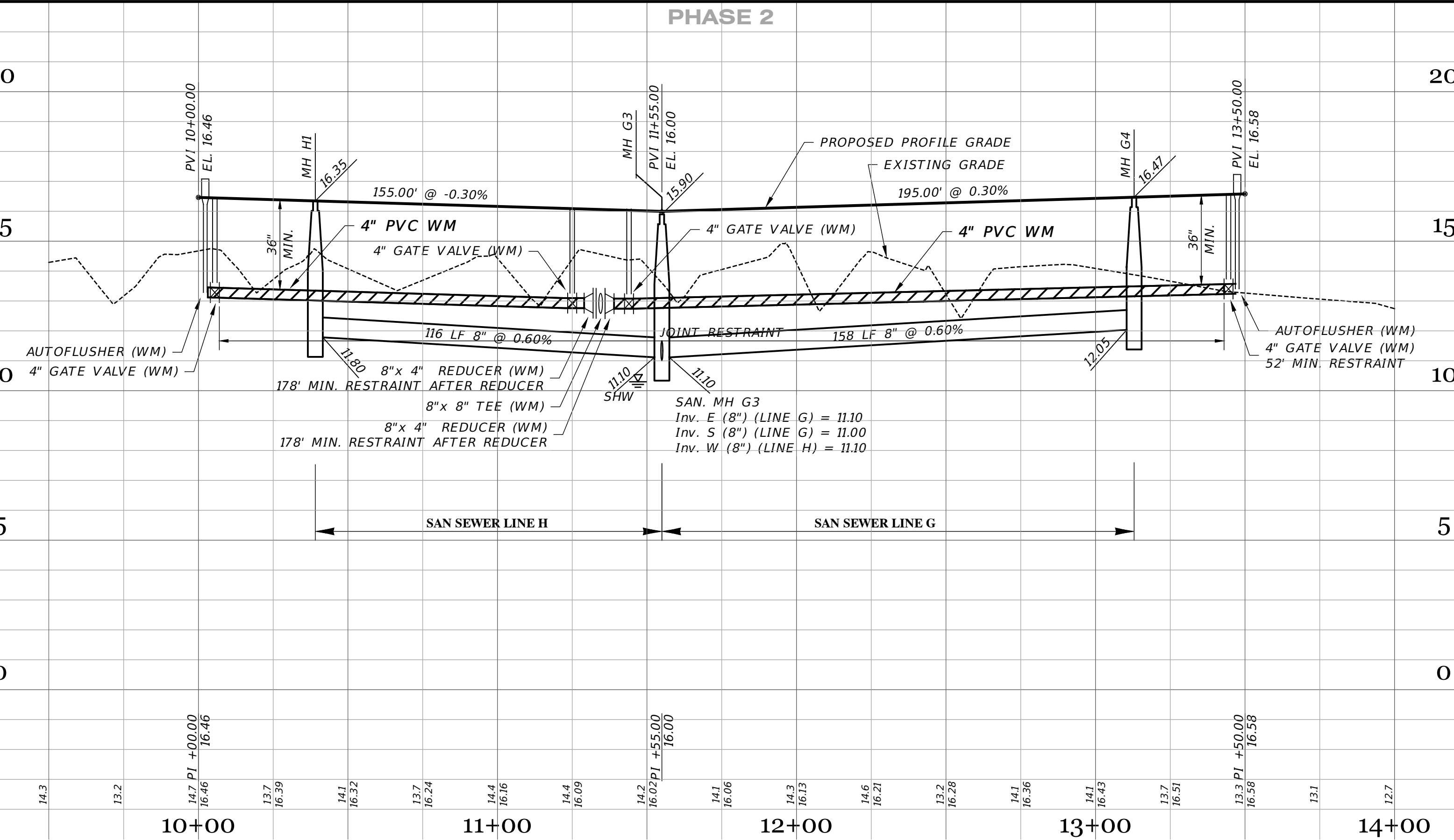
SCALE: 1" = 30' HORIZONTAL
 1" = 3' VERTICAL

SWING TIE TABLE - CANOE BEND AVENUE

SHEET #	DESCRIPTION	ELEVATION	LOCATION 1	LOCATION 2
332922	WATER SINGLE SERVICE	15.49	SMH-J6	147
294218	WATER MAIN GATE VALVE 8"	13.91	SMH-J6	149
294214	WATER MAIN TEE 8"x6"	12.43	SMH-J6	144
294215	WATER MAIN GATE VALVE 6"	13.53	SMH-J6	144
294216	WATER MAIN BEND 6"	12.30	SMH-J6	144
294217	FIRE HYDRANT	18.33	SMH-J6	146
294213	WATER MAIN TOP 8"	12.55	SMH-J6	121
332920	WATER SINGLE SERVICE	15.49	SMH-J6	108
332919	WATER SINGLE SERVICE	15.46	SMH-J6	104
332917	WATER SINGLE SERVICE	15.36	SMH-J6	97
294212	WATER MAIN TOP 8"	12.09	SMH-J6	98
332916	WATER SINGLE SERVICE	15.39	SMH-J6	26
294205	WATER MAIN GATE VALVE 8"	13.07	SMH-J6	24
294208	WATER MAIN TEE 8"x6"	12.30	SMH-J6	28
294207	WATER MAIN REDUCER 8"x4"	12.14	SMH-J6	31
294206	WATER MAIN GATE VALVE 4"	12.29	SMH-J6	34
332914	WATER SINGLE SERVICE	15.86	SMH-J6	74
332913	WATER SINGLE SERVICE	15.48	SMH-J6	78
332912	WATER SINGLE SERVICE	15.86	SMH-J6	147
294209	WATER MAIN GATE VALVE 4"	12.80	SMH-J6	150
294210	WATER MAIN BLOW OFF	14.44	SMH-J6	160
294204	WATER MAIN GATE VALVE 8"	12.98	SMH-J6	124

SWING TIE TABLE - SANITARY MANHOLES

SWING TIE POINT #	DESCRIPTION
333204	SANITARY MANHOLE-J6
333207	SANITARY MANHOLE-L3
333205	SANITARY MANHOLE-J7
700001	SANITARY MANHOLE-J8



<p>12-18-2023 05-18-2023 11-15-2021 11-05-2021 10-22-2021 05-17-2021</p> <p>RECORD DATA FROM GEOPoint SURVEYING, INC. SIDEWALK 2' FROM R/W @ LOT AREAS GRADING & LABELS REMOVE WM, FH & GV IN PROFILE REST JOINTS, AUTOFLUSHER, WM, MH 18 INITIAL SUBMITTAL</p>		<p>JRD JRD DA DA DA JAS</p>
DATE	DESCRIPTION	BY
	REVISIONS	

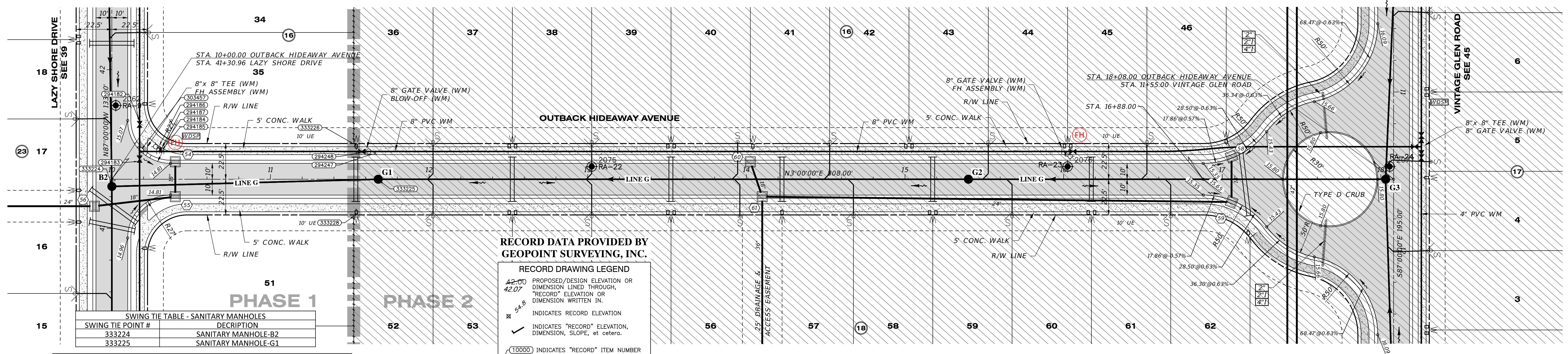
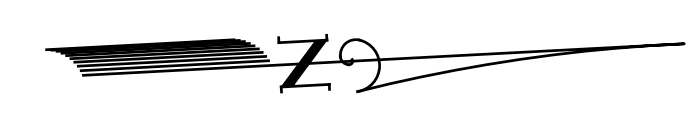
JORDAN A. SCHRADER
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 3010 W Azeele St., Suite 150, Tampa, Florida 33609
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DATE: 02/16/2024
 JORDAN A. SCHRADER, P.E. NO. 74798
 FLORIDA PROFESSIONAL ENGINEER

<p>ROADWAY & UTILITY PLAN & PROFILE</p> <p>JOB NO. JEN-RU-008 DESIGN FERREIRA DRAWN DUNCAN DATE 01-19-2024 FILE RP12</p>		<p>RUSTIC ROAD NORTH PHASES 1 & 2 - PHASE 1 WM ONLY</p> <p>PREPARED FOR: JEN TAMPA 1, LLC C/O BANYAN LAND CAPITAL, LLC.</p> <p>Elevations based on North American Vertical Datum 1988 (NAVD 88) Conversion from NAVD 88 to NGVD 29 = +1.11 Feet</p>	
<p>SHEET 45 OF 71 SHEETS</p>		<p>DATE: 02/16/2024 JORDAN A. SCHRADER, P.E. NO. 74798 FLORIDA PROFESSIONAL ENGINEER</p>	



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

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.

SWING TIE TABLE - SANITARY MANHOLES

SWING TIE POINT #	DESCRIPTION
333224	SANITARY MANHOLE-B2
333225	SANITARY MANHOLE-G1

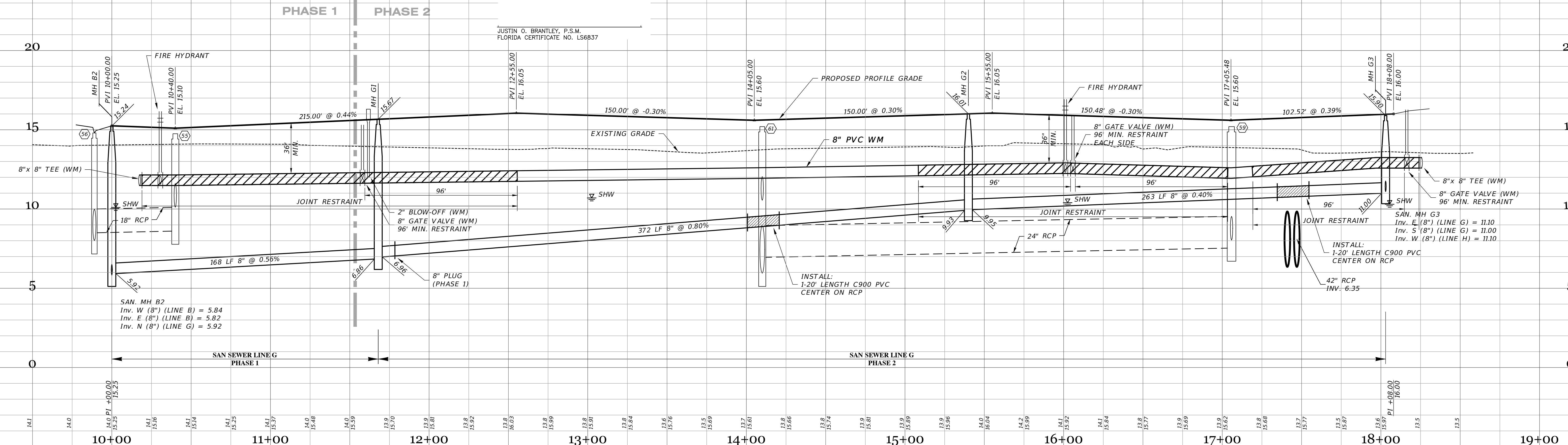
SWING TIE TABLE - OUTBACK HIDEAWAY AVENUE

SHEET #	POINT #	DESCRIPTION	ELEVATION	DESCRIPTION	LOCATION 1	LOCATION 2	DESCRIPTION	DISTANCE 1	DISTANCE 2
303457	303457	WATER MAIN TEE 8"X8"	12.32	SMH-B2	28	HYDRANT 294186	12		
294185	294185	WATER MAIN TEE 8"X8"	11.83	SMH-B2	38	HYDRANT 294186	3		
294184	294184	WATER MAIN GATE VALVE 6"	12.95	SMH-B2	38	HYDRANT 294186	2		
294187	294187	WATER MAIN BEND 6"	11.41	SMH-B2	39	HYDRANT 294186	2		
294186	294186	FIRE HYDRANT	12.82	SMH-B2	38	SMH-G3	130		
333226	333226	WATER SINGLE SERVICE	15.57	SMH-B2	156	HYDRANT 294186	124		
333228	333228	WATER SINGLE SERVICE	15.76	SMH-B2	155	HYDRANT 294186	132		
294248	294248	WATER MAIN GATE VALVE 8"	13.99	SMH-B2	159	HYDRANT 294186	129		
294247	294247	WATER MAIN BLOW OFF	15.47	SMH-B2	167	HYDRANT 294186	137		
294183	294183	WATER GATE VALVE 8"	13.46	SMH-B2	74	HYDRANT 294186	14		
294182	294182	WATER GATE VALVE 8"	13.58	SMH-B2	44	HYDRANT 294186	10		

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

DATE OF LAST FIELD SURVEY: 12/01/2023

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



RECORD DRAWINGS

March 5, 2024

APPROVED

DATE	DESCRIPTION	BY
01-19-2024	REVISED PER RECORD COMMENT	JRD
12-18-2023	RECORD DATA BY GEOPOINT	JRD
05-18-2023	RECORD DATA BY GEOPOINT	JRD
11-15-2021	SIDEWALK 2' FROM R/W @ LOT AREAS	DA
10-22-2021	GRADING & LABELS	DA
05-17-2021	REST JOINTS, REMOVED GV	JAS
	INITIAL SUBMITTAL	

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

Clearview LAND DESIGN, P.L.L.C.
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: 02/16/2024
JORDAN A. SCHRADER, P.E. NO. 74798
FLORIDA PROFESSIONAL ENGINEER

ROADWAY & UTILITY PLAN & PROFILE

JOB NO. JEN-RU-008
DESIGN FERREIRA
DRAWN DUNCAN
DATE 01-19-2024
FILE RP13

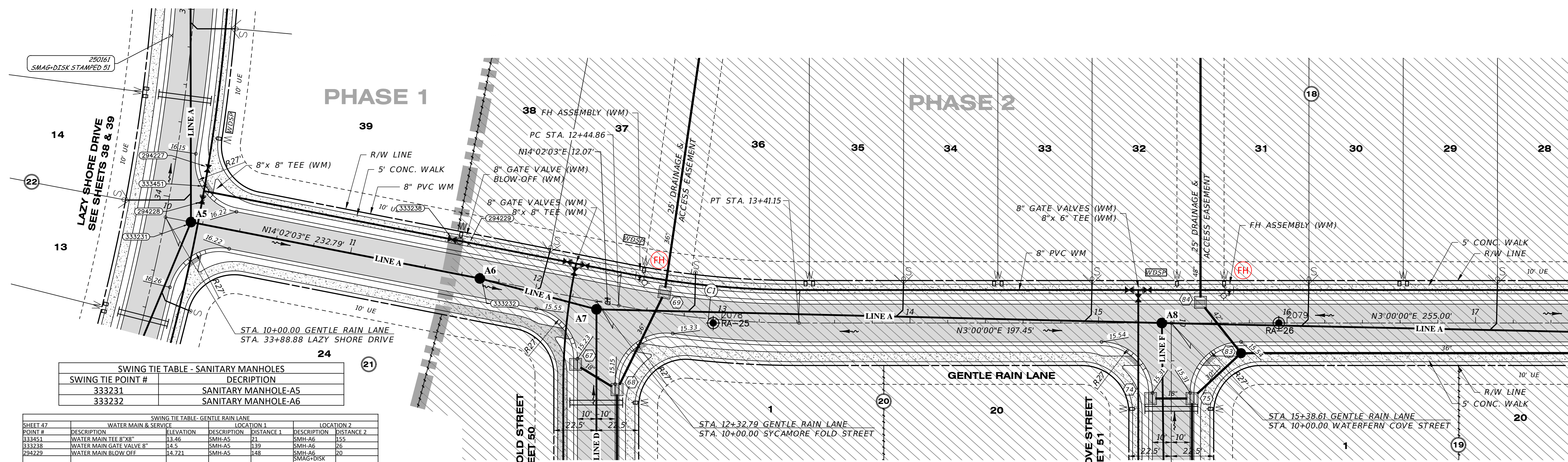
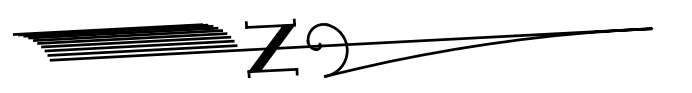
RUSTIC ROAD NORTH
PHASES 1 & 2
PHASE 1 WM ONLY

PREPARED FOR: C/O BANYAN LAND CAPITAL, LLC.
JEN TAMPA 1, 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-SF\INSPECTION & CERT\MASTER RECORD SEA\CA\RP13.DWG-48 ROADWAY & UTILITY PLAN & PROFILE 2024/01/21 2:18 PM JASON BROOKS



SWING TIE TABLE - SANITARY MANHOLES	
SWING TIE POINT #	DESCRIPTION
333231	SANITARY MANHOLE-A5
333232	SANITARY MANHOLE-A6

SWING TIE TABLE - GENTLE RAIN LANE						
SHEET #	DESCRIPTION	ELEVATION	DESCRIPTION	DISTANCE 1	DESCRIPTION	DISTANCE 2
333231	WATER MAIN TEE 8" WM	13.86	SMH-A5	171	SMH-A6	153
333232	WATER MAIN GATE VALVE 8"	14.5	SMH-A5	139	SMH-A6	26
294229	WATER MAIN BLOW OFF	14.721	SMH-A5	148	SMH-A6	20
294228	WATER GATE VALVE 8"	13.98	SMH-A5	13	SMH-A6	89
294227	WATER GATE VALVE 8"	13.77	SMH-A5	31	SMH-A6	73

Curve Table: Alignments									
Curve #	Radius	Length	Chord	Delta	Tan	Deg (Arc)	PC Sta.	PT Sta.	PI Sta.
C1	500.00'	96.29'	N08°31'01"E, 96.14'	11°02'03"	48.29'	11°27'33"	12+44.86	13+41.15	12+93.16

RECORD DATA PROVIDED BY GEOPPOINT SURVEYING, INC.

RECORD DRAWING LEGEND

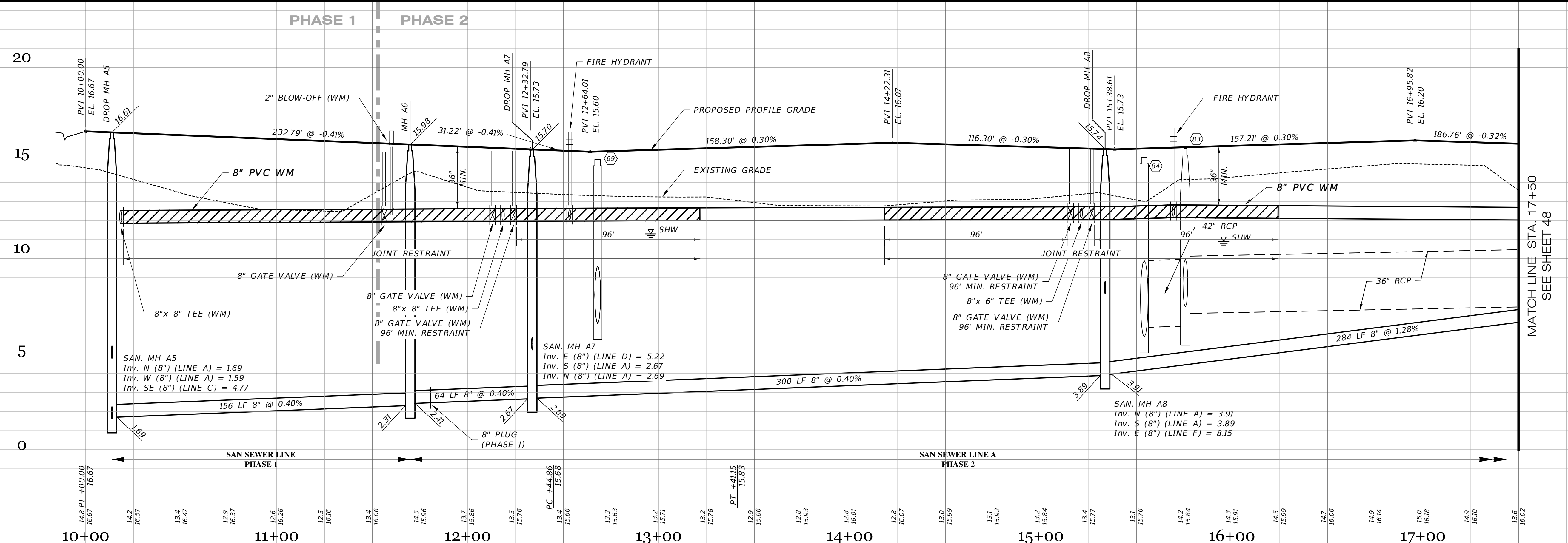
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GENTLE RAIN LANE

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



RECORD DRAWINGS
March 5, 2024
APPROVED

DATE	DESCRIPTION	BY
01-19-2024	REVISED PER RECORD COMMENT	JRD
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10-22-2021	SIDEWALK 2' FROM R/W @ LOT AREAS	DA
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JORDAN A. SCHRADER
LICENSE
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DATE: 02/16/2024
JORDAN A. SCHRADER, P.E. NO. 74798
FLORIDA PROFESSIONAL ENGINEER

ROADWAY & UTILITY PLAN & PROFILE

JEN-RU-008
DESIGN: FERREIRA
DRAWN: DUNCAN
DATE: 01-19-2024
FILE: RPI4

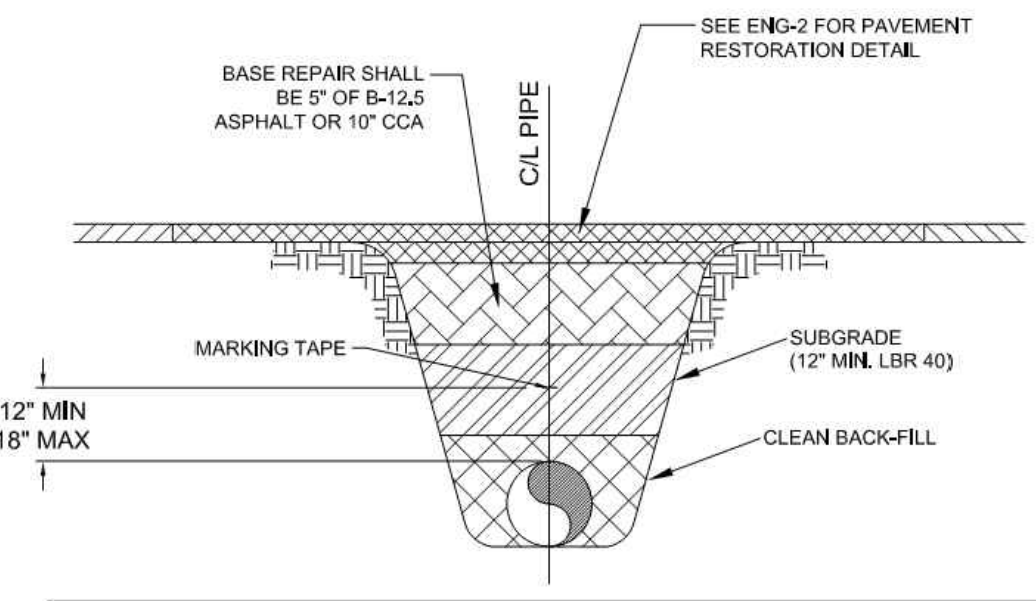
RUSTIC ROAD NORTH
PHASES 1 & 2
PHASE 1 WM ONLY

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 47 OF 71 SHEETS

P:\RUSTIC ROAD NORTH-SF\INSPECTION & CERT\MASTER RECORD SET\WM CAD\RP-4.DWG-47 ROADWAY & UTILITY PLAN & PROFILE 2024/01/19 9:34 AM CLD ENGINEER



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

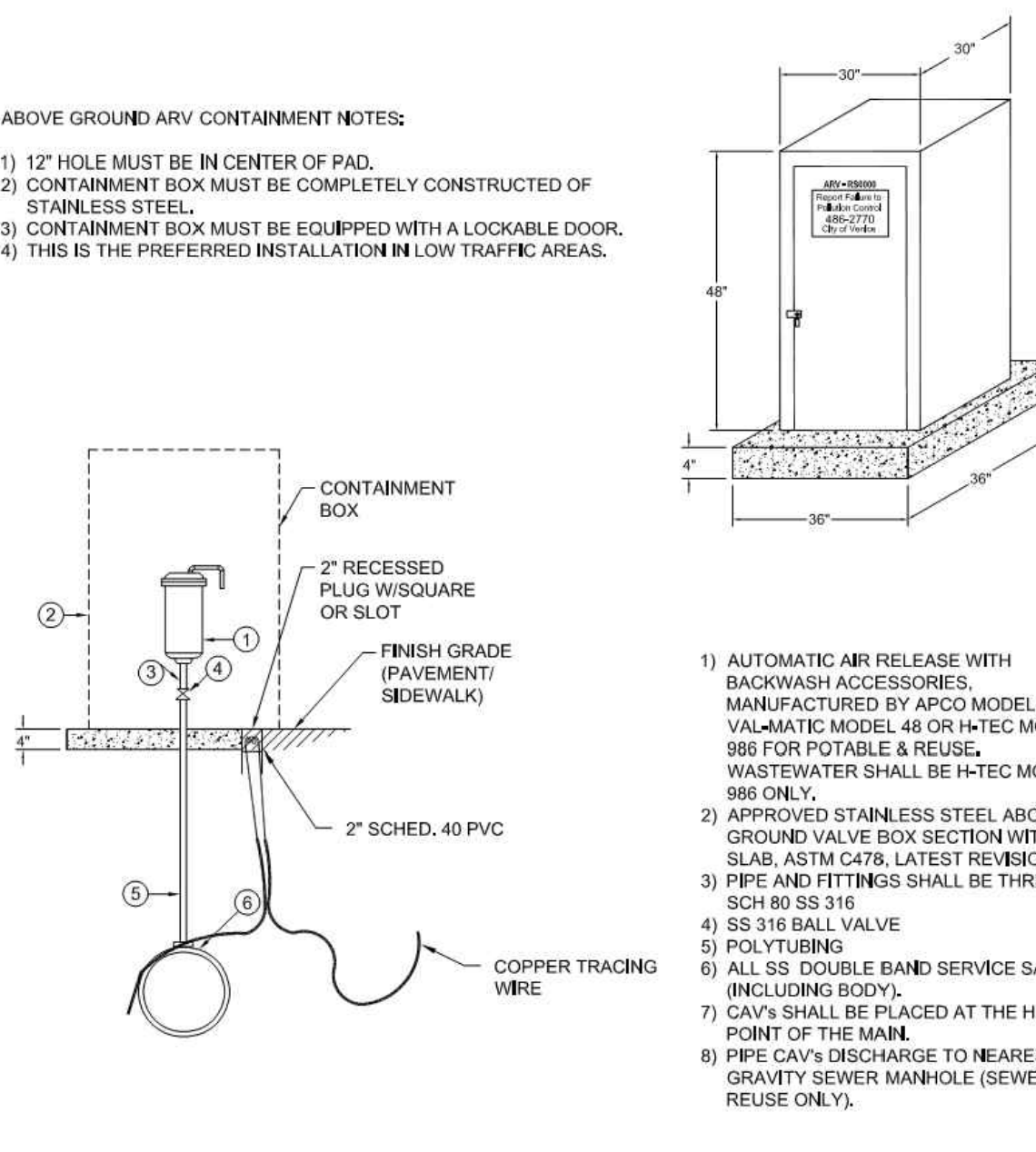
- COPPERHEAD TRACING WIRE #12 AWG OR EQUAL SHALL BE ATTACHED TO TOP OF PIPE AT 20' INTERVALS ON ALL RECLAIMED WATER, FORCE, OR POTABLE WATER MAINS. IT SHALL BE COLOR CODED TO REFLECT WHAT THE PIPE CARRIES. (BLUE = WATER, GREEN = SEWER, PURPLE = REUSE)
- MINIMUM COVER SHALL BE 36" FROM TOP OF PIPE TO 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 AIR 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.

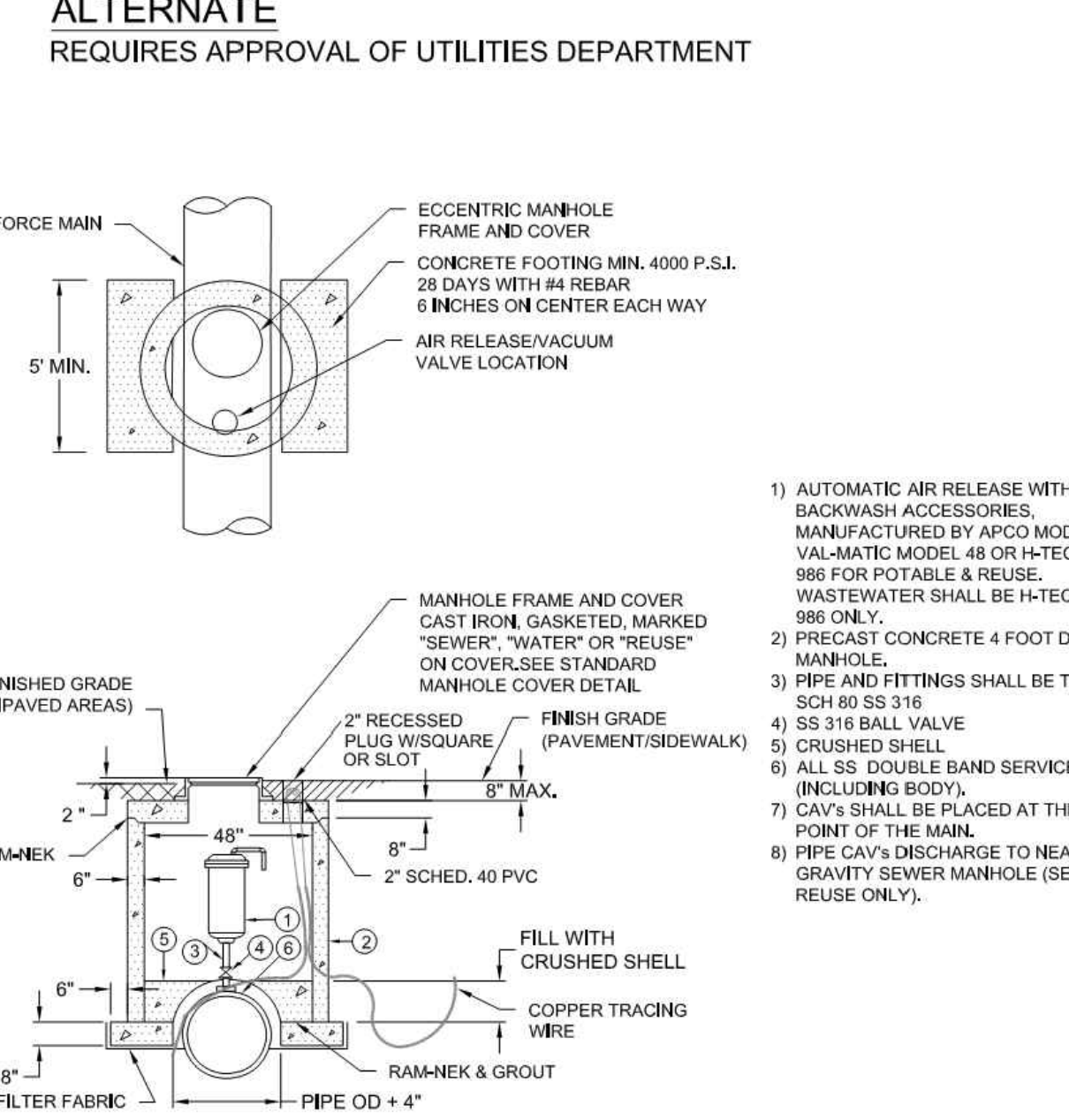


- AUTOMATIC AIR RELEASE WITH BACKWASH ACCESSORIES, MANUFACTURED BY APCO MODEL 400, VAL-MATIC MODEL 48 OR H-TEC MODEL 986 FOR POTABLE & REUSE. WASTEWATER SHALL BE H-TEC MODEL 986 ONLY.
- APPROVED STAINLESS STEEL ABOVE GROUND VALVE BOX SECTION WITH TOP SLAB, ASTM C478, LATEST REVISION.
- PIPE AND FITTINGS 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

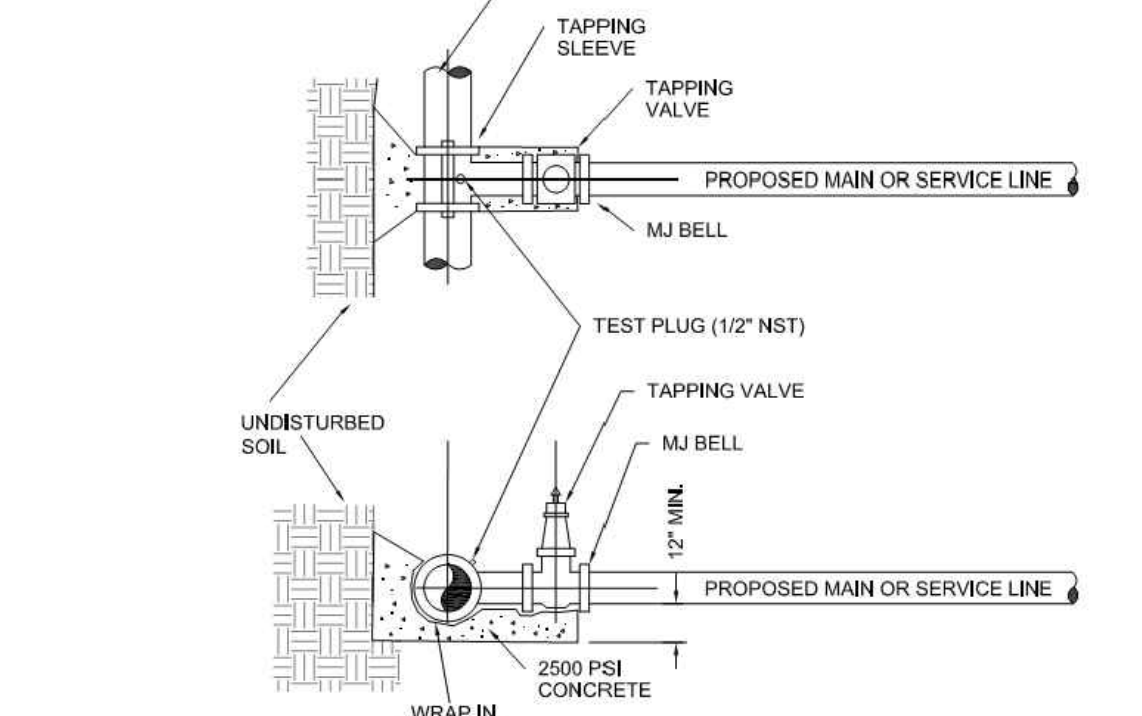
ALTERNATE REQUIRES APPROVAL OF UTILITIES DEPARTMENT



- 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.

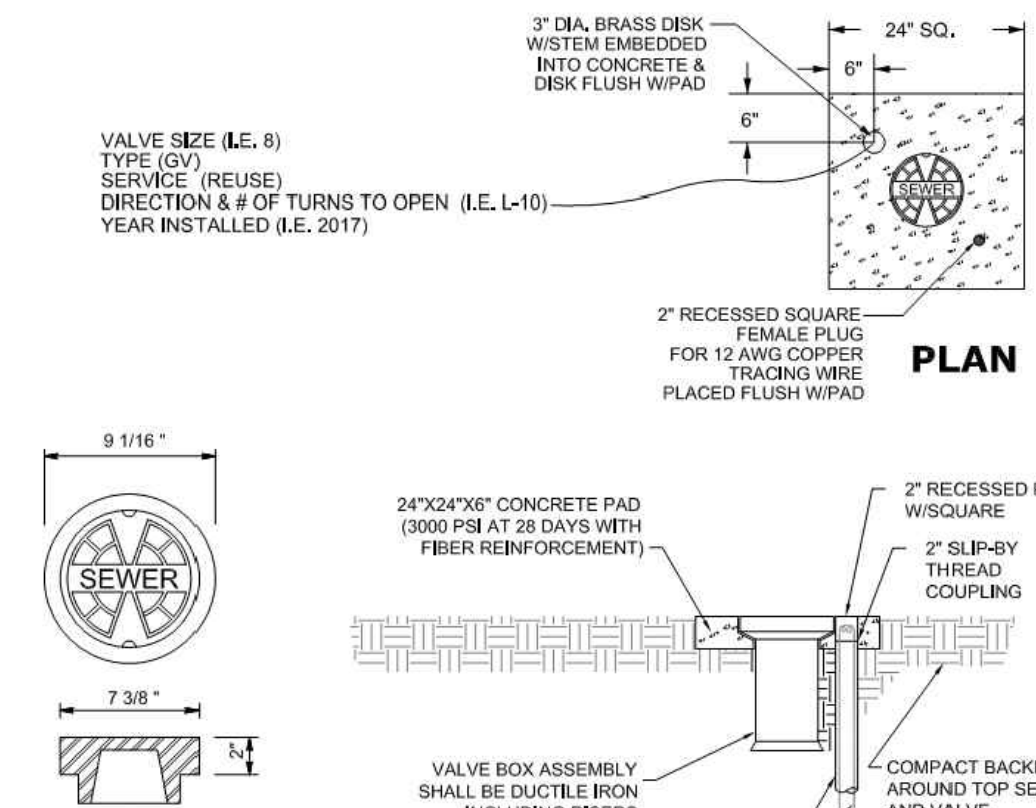
 CITY OF VENICE ENGINEERING DEPARTMENT 401 WEST VENICE AVE. VENICE FL 34285 (941) 486-2626 FAX (941) 480-3031	UTILITIES - GENERAL	DATE JAN 2021
	AUTO. COMBINATION AIR RELEASE VALVE	SHEET NO. U-2a



- 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

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

2" SCHED. 40 PVC

2" SLIP-BY THREAD COUPLING

VALVE BOX ASSEMBLY SHALL BE DUCTILE IRON INCLUDING RISERS

COMPACT BACKFILL AROUND TOP SECTION AND VALVE

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

1. PAVED AREAS: SET CONCRETE PAD AND COVER FLUSH WITH FINISHED PAVEMENT SURFACE.

2. UNPAVED AREAS: SET PAD AND COVER 1" ABOVE FINISHED GRADE.

3. VALVES LOCATED IN DITCH AND OVER 4" DEPTH (LINE) MUST USE TRENCH ADAPTER VALVE BOX (AMERICAN FLOW CONTROL).


4. 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.

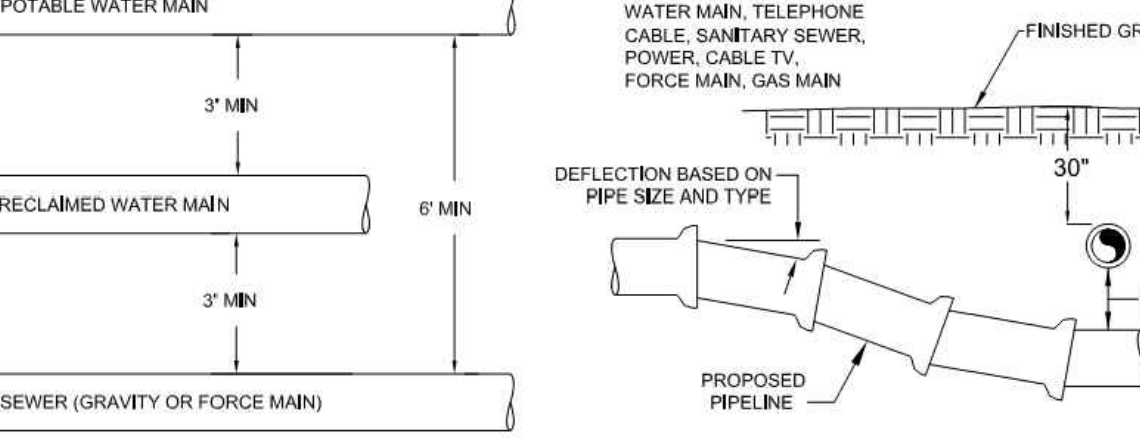
5. PRE-CAST PADS MAY BE USED WITH CITY APPROVAL.

6. FOR CURBED ROADWAYS: CURB SHALL BE ETCHED WITH THE LETTER "V" DIRECTLY PERPENDICULAR TO THE VALVE BOX.

7. 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

DEFLECTION BASED ON PIPE SIZE AND TYPE

30°

SEE TABLE BELOW

PROPOSED PIPELINE

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


	WATER MAIN	FORCE MAIN	SANITARY SERVICE	REUSE WATER	STORM WATER	OTHER UTILITIES (TELEPHONE, CABLE, ETC.)
WATER MAIN	3	6	6	3	3	3
FORCE MAIN	6	3	3	3	3	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 WATER	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	AWWA C900 PVC / DR 18
RAW WATER MAIN	WHITE	FUSIBLE C900 PVC / DR 18
REUSE MAIN	PURPLE	HDPE PPI PE 4710 / DR 11 (DUCTILE IRON PIPE SIZE)
FORCE MAIN (MIN. 4" DIAMETER)	GREEN	ASTM D3034 / SDR 26 FUSIBLE PVC / SDR 26
WATER SERVICE	BLUE	PE (POLY TUBING) / DR 9
REUSE SERVICE	PURPLE	PE (POLY TUBING) / DR 9
GRAVITY SEWER MAIN (MIN. 8" DIAMETER)	GREEN	ASTM D3034 / SDR 26 / SDR 35 / SCH 40 PVC
SEWER LATERAL (MIN. 6" DIAMETER)	GREEN	ASTM D3034 / 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

MINIMUM LENGTH (FT) OF FORCE MAIN TO BE RESTRAINED ON EACH SIDE OF FITTING

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


MINIMUM LENGTH (FT) OF REUSE MAIN TO BE RESTRAINED ON EACH SIDE OF FITTING

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 PSIG. RESTRAINED JOINT LENGTH FOR FORCE (SEWER) MAINS BASED ON TEST PRESSURE OF 100 PSIG. 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.

PRESSURE MAIN 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

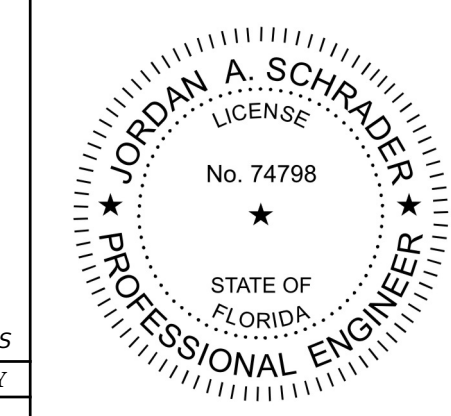
RECORD DRAWINGS

March 5, 2024

APPROVED



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



Clearview LAND DESIGN, P.L.

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: 02/16/2024
JORDAN A. SCHRADER, P.E. NO. 74798
FLORIDA PROFESSIONAL ENGINEER

GENERAL UTILITY DETAILS

JOB NO.
JEN-RU-008

DESIGN
FERREIRA

DRAWN
DUNCAN

DATE
01-19-2024

FILE
WSD

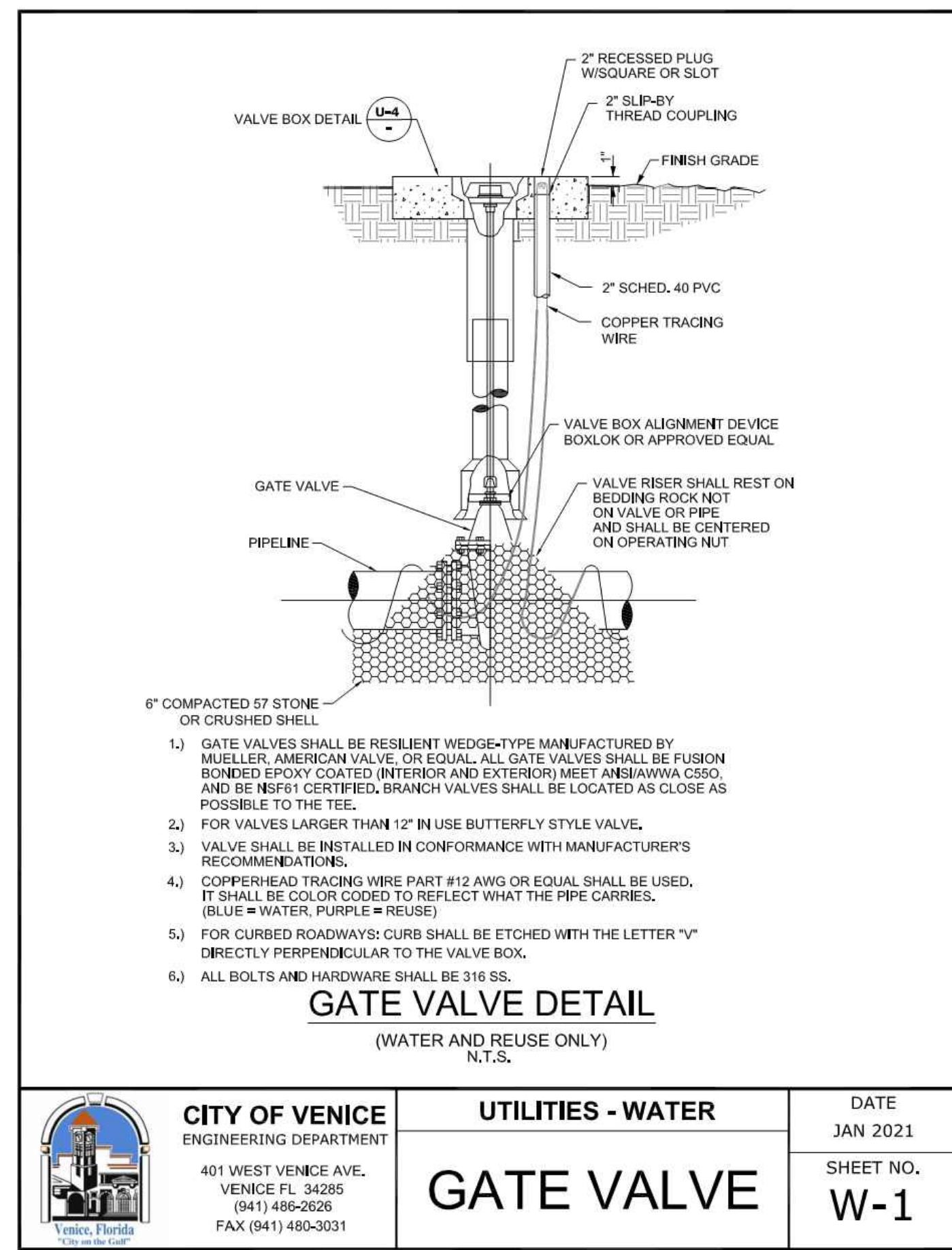
RUSTIC ROAD NORTH
PHASES 1 & 2
PHASE 1 WM ONLY

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

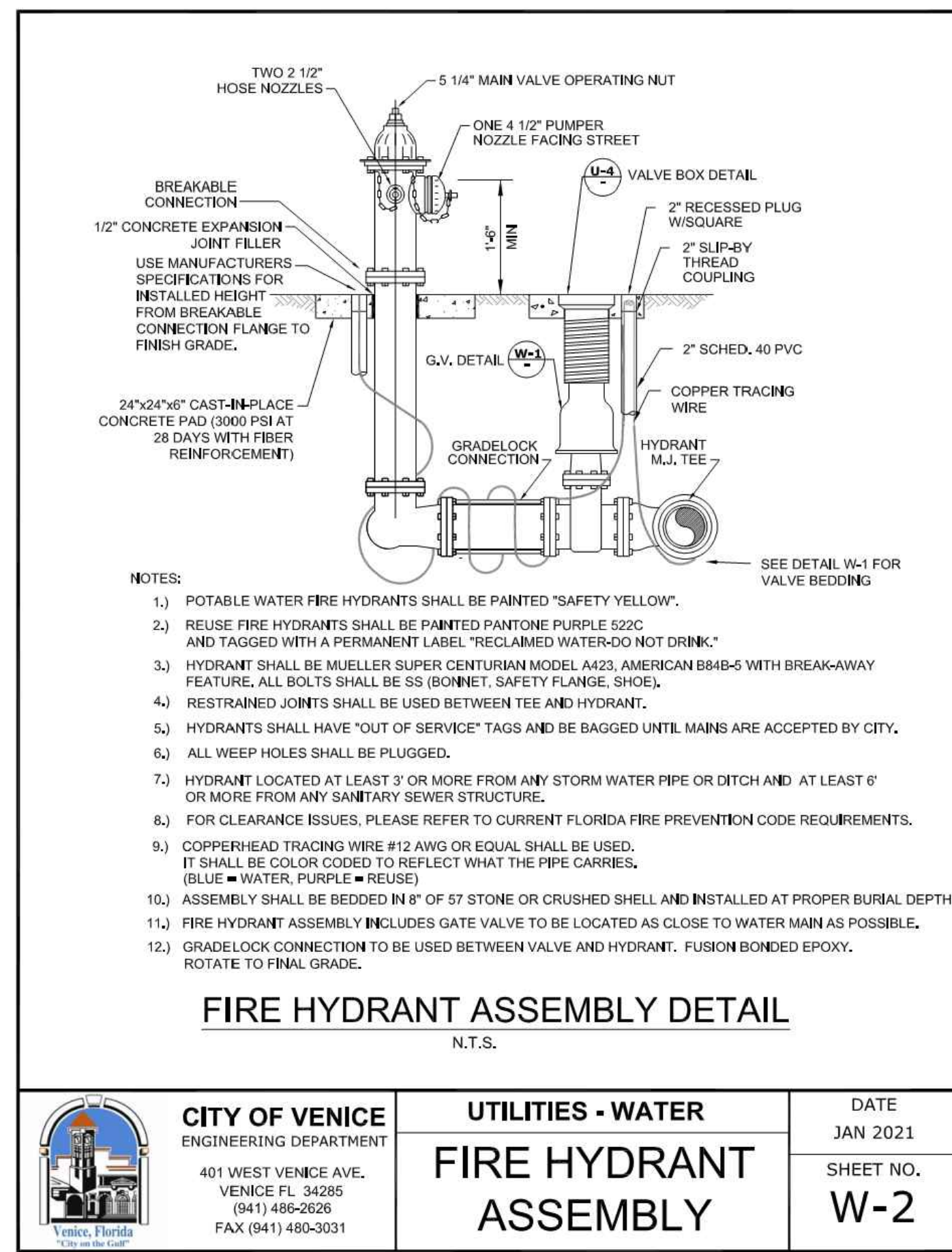
Elevations based on North American Vertical Datum 1988 (NAVD 88)
Conversion from NAVD 88 to NGVD 29 = +1.11 Feet

SHEET 66 OF 71 SHEETS

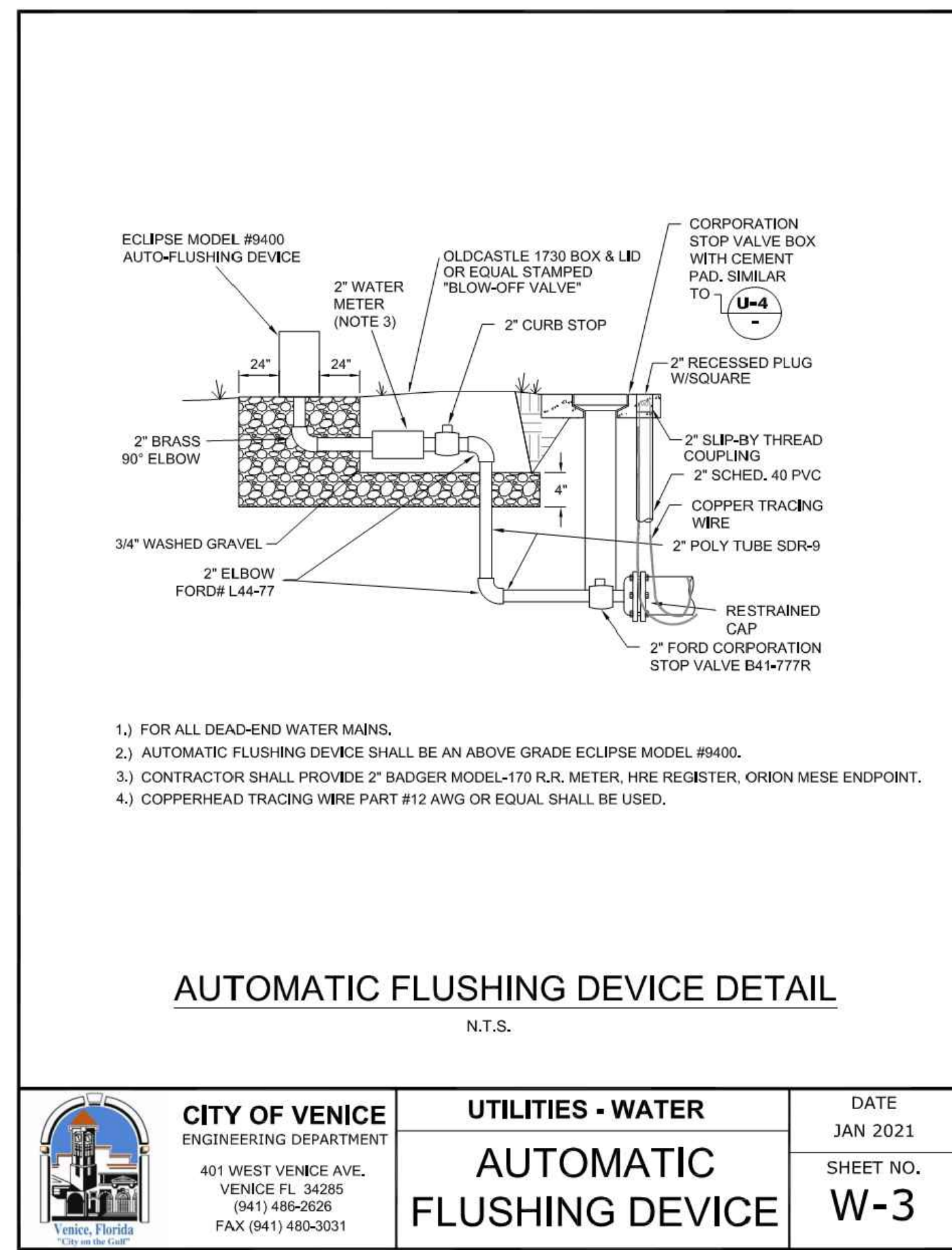
P:\RUSTIC ROAD NORTH-S\INSPECTION & CERT MASTER RECORD SET\WM CAD\WSD\DWG-66 GENERAL UTILITY DETAILS 2024/01/19 9:34 AM CLD ENGINEER



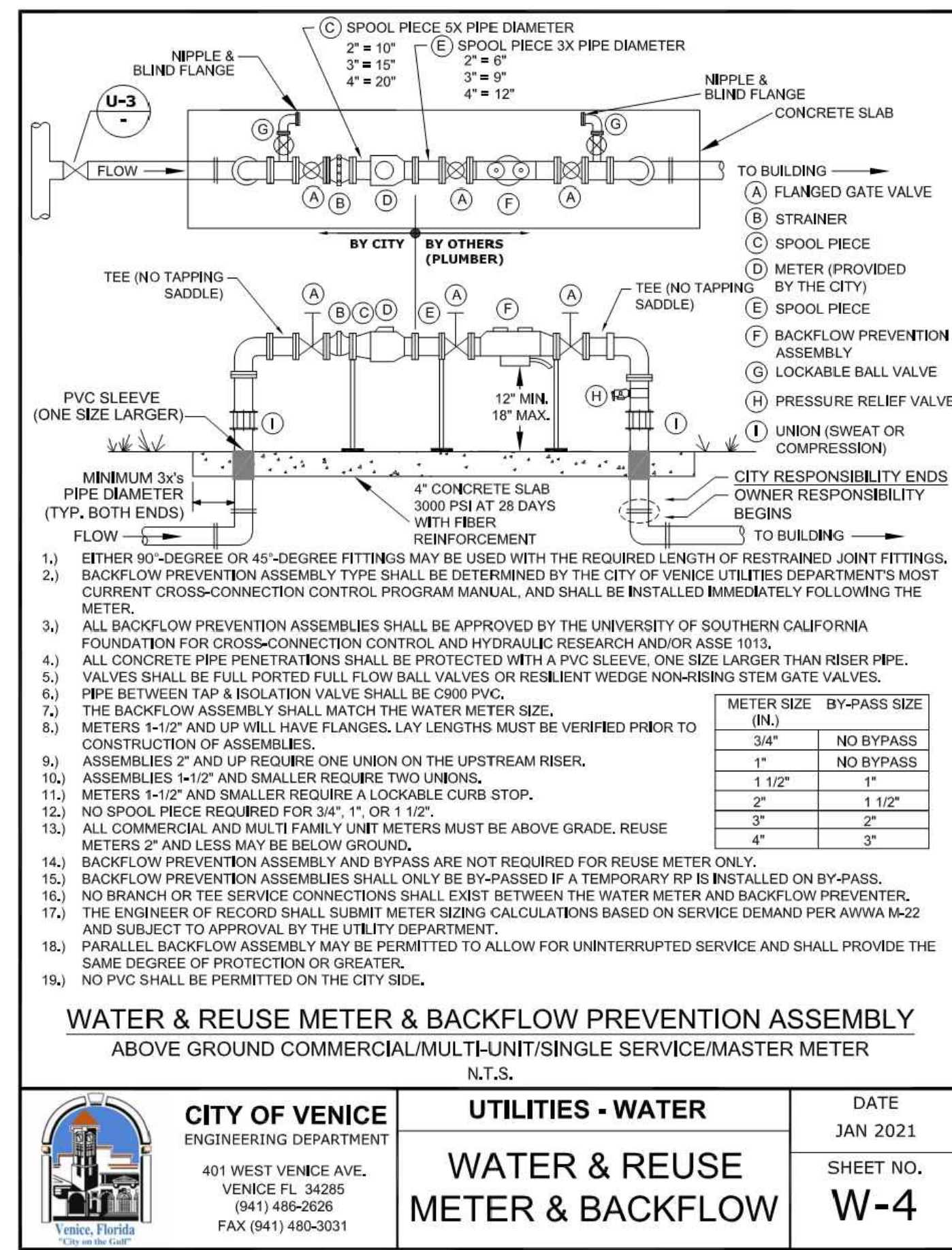
CITY OF VENICE ENGINEERING DEPARTMENT 401 WEST VENICE AVE. VENICE FL 34285 (941) 486-2626 FAX (941) 480-3031	UTILITIES - WATER	DATE JAN 2021
	GATE VALVE	SHEET NO. W-1



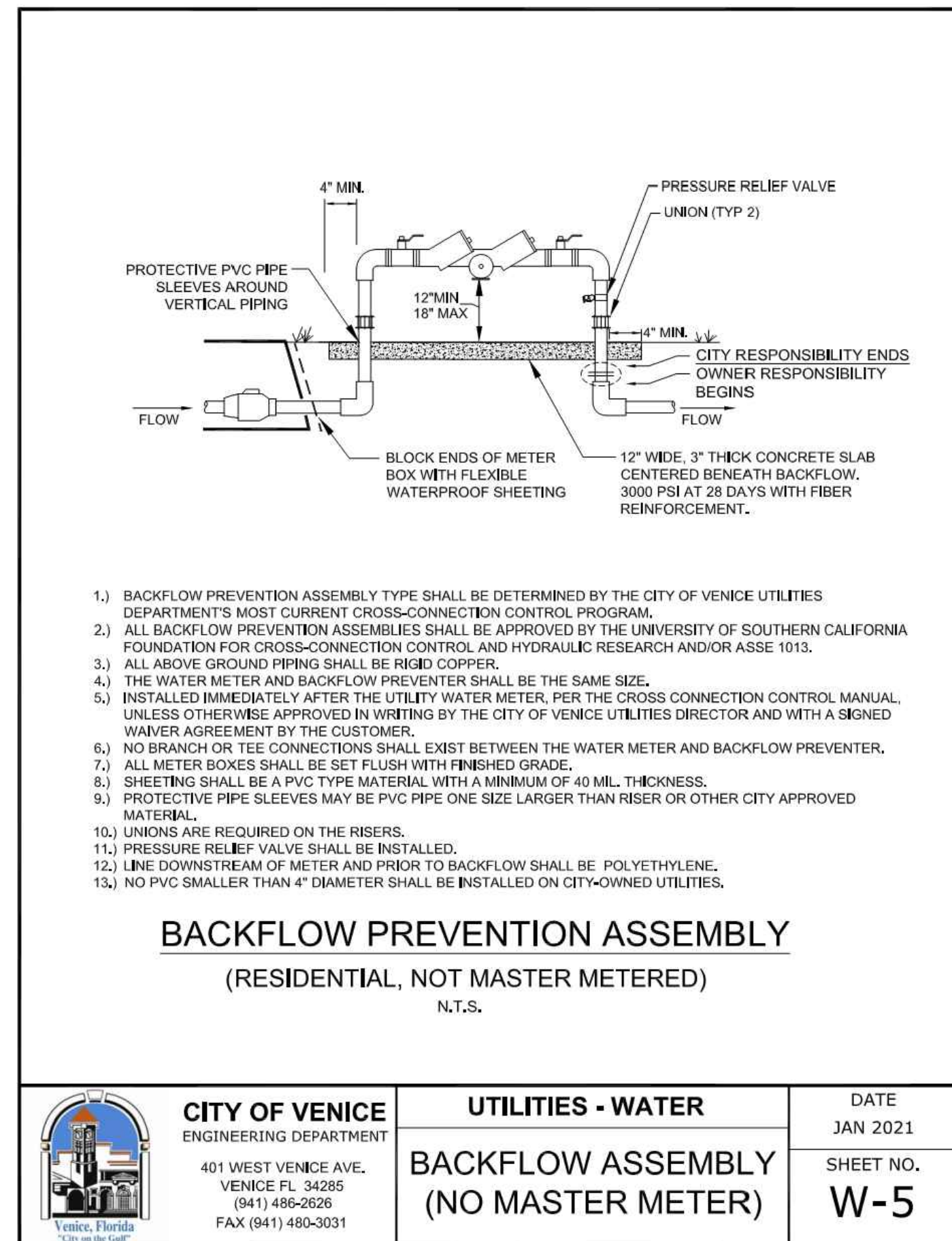
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	FIRE HYDRANT ASSEMBLY	SHEET NO. W-2



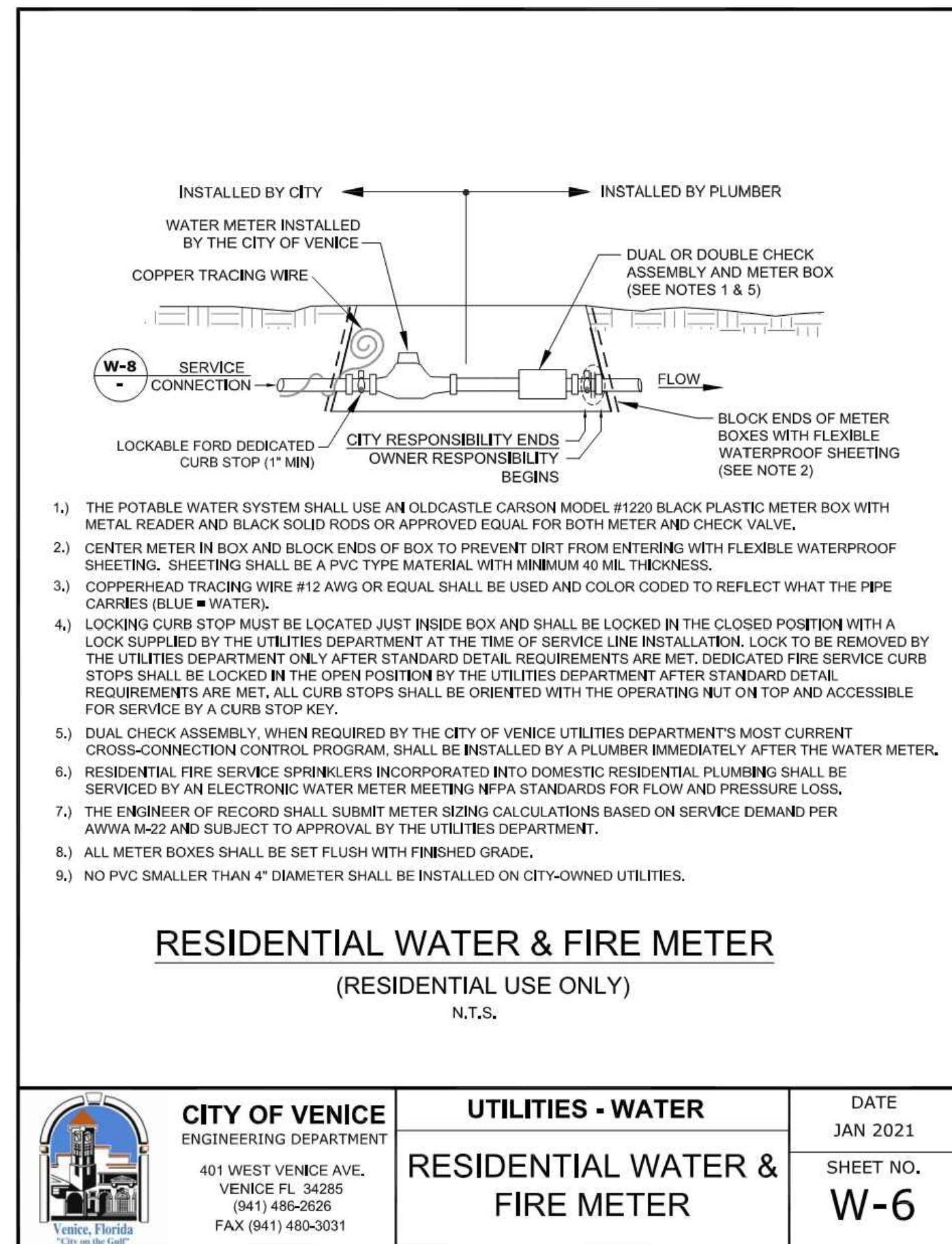
CITY OF VENICE ENGINEERING DEPARTMENT 401 WEST VENICE AVE. VENICE FL 34285 (941) 486-2626 FAX (941) 480-3031	UTILITIES - WATER	DATE JAN 2021
	AUTOMATIC FLUSHING DEVICE	SHEET NO. W-3



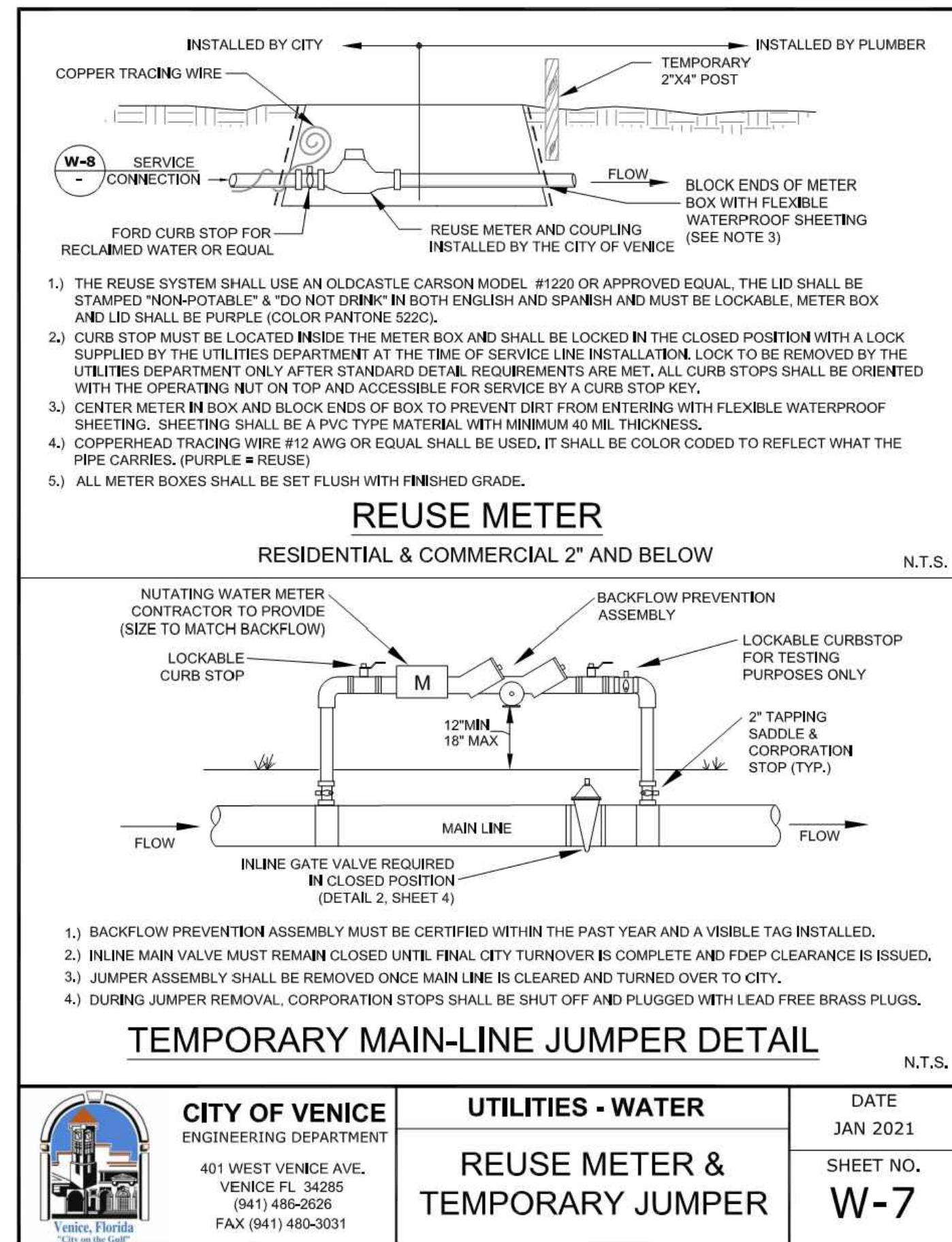
CITY OF VENICE ENGINEERING DEPARTMENT 401 WEST VENICE AVE. VENICE FL 34285 (941) 486-2626 FAX (941) 480-3031	UTILITIES - WATER	DATE JAN 2021
	WATER & REUSE METER & BACKFLOW	SHEET NO. W-4



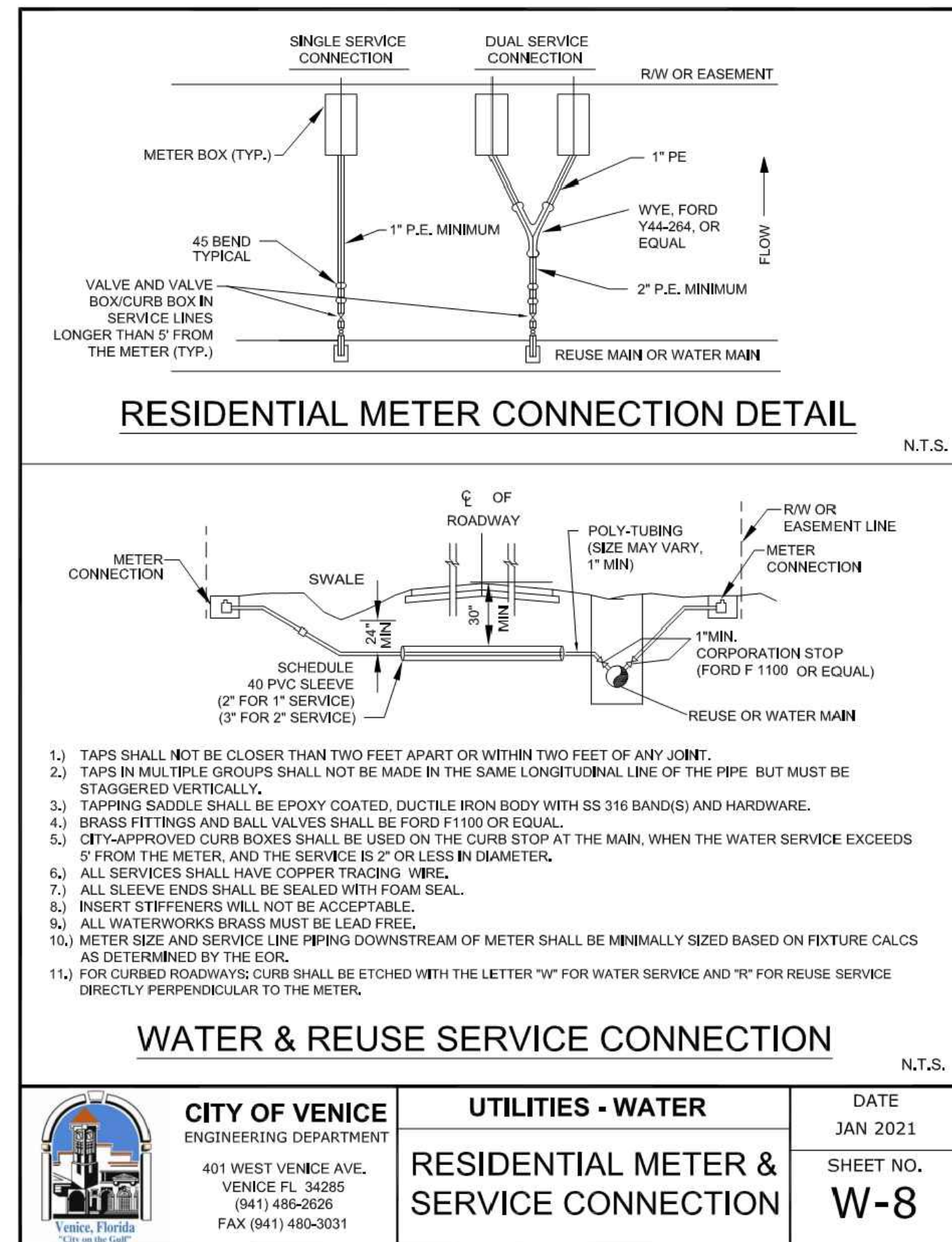
CITY OF VENICE ENGINEERING DEPARTMENT 401 WEST VENICE AVE. VENICE FL 34285 (941) 486-2626 FAX (941) 480-3031	UTILITIES - WATER	DATE JAN 2021
	BACKFLOW ASSEMBLY (NO MASTER METER)	SHEET NO. W-5



CITY OF VENICE ENGINEERING DEPARTMENT 401 WEST VENICE AVE. VENICE FL 34285 (941) 486-2626 FAX (941) 480-3031	UTILITIES - WATER	DATE JAN 2021
	RESIDENTIAL WATER & FIRE METER	SHEET NO. W-6



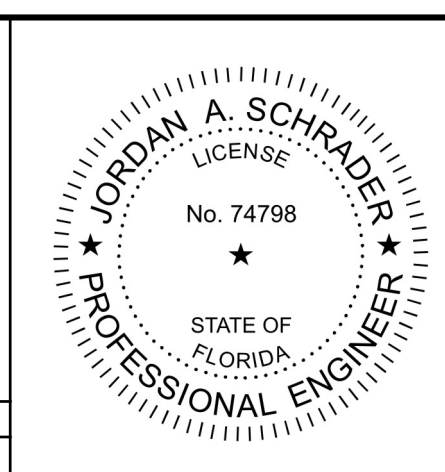
CITY OF VENICE ENGINEERING DEPARTMENT 401 WEST VENICE AVE. VENICE FL 34285 (941) 486-2626 FAX (941) 480-3031	UTILITIES - WATER	DATE JAN 2021
	REUSE METER & TEMPORARY JUMPER	SHEET NO. W-7



CITY OF VENICE ENGINEERING DEPARTMENT 401 WEST VENICE AVE. VENICE FL 34285 (941) 486-2626 FAX (941) 480-3031	UTILITIES - WATER	DATE JAN 2021
	RESIDENTIAL METER & SERVICE CONNECTION	SHEET NO. W-8

RECORD DRAWINGS
March 5, 2024
APPROVED

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



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

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DATE: 02/16/2024
JORDAN A. SCHRADER, P.E. NO. 74798
FLORIDA PROFESSIONAL ENGINEER

POTABLE WATER SYSTEM DETAILS

JOB NO. JEN-RU-008	DESIGN FERREIRA	PREPARED FOR: DUNCAN	RUSTIC ROAD NORTH PHASES 1 & 2 PHASE 1 WM ONLY
DATE 01-19-2024	FILE	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 67 OF 71 SHEETS