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GENERAL NOTES:

- 1. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THE CITY OF VENICE LAND DEVELOPMENT REGULATIONS.
2. THE CONTRACTOR SHALL RETAIN ON THE WORK SITE AT ALL TIMES COPIES OF ALL PERMITS NECESSARY FOR CONSTRUCTION.
3. THE NORTH AMERICAN VERTICAL DATUM (NAVD) OF 1988 IS THE BENCHMARK DATUM FOR THIS PROJECT. CONVERSION FACTOR: NAVD 1988 + 1.11 FT = NGVD 1929.
4. ALL AREAS DESIGNATED AS "PRESERVE OR CONSERVATION" TO BE CLEARLY DELINEATED PRIOR TO CONSTRUCTION.

GENERAL CONSTRUCTION NOTES:

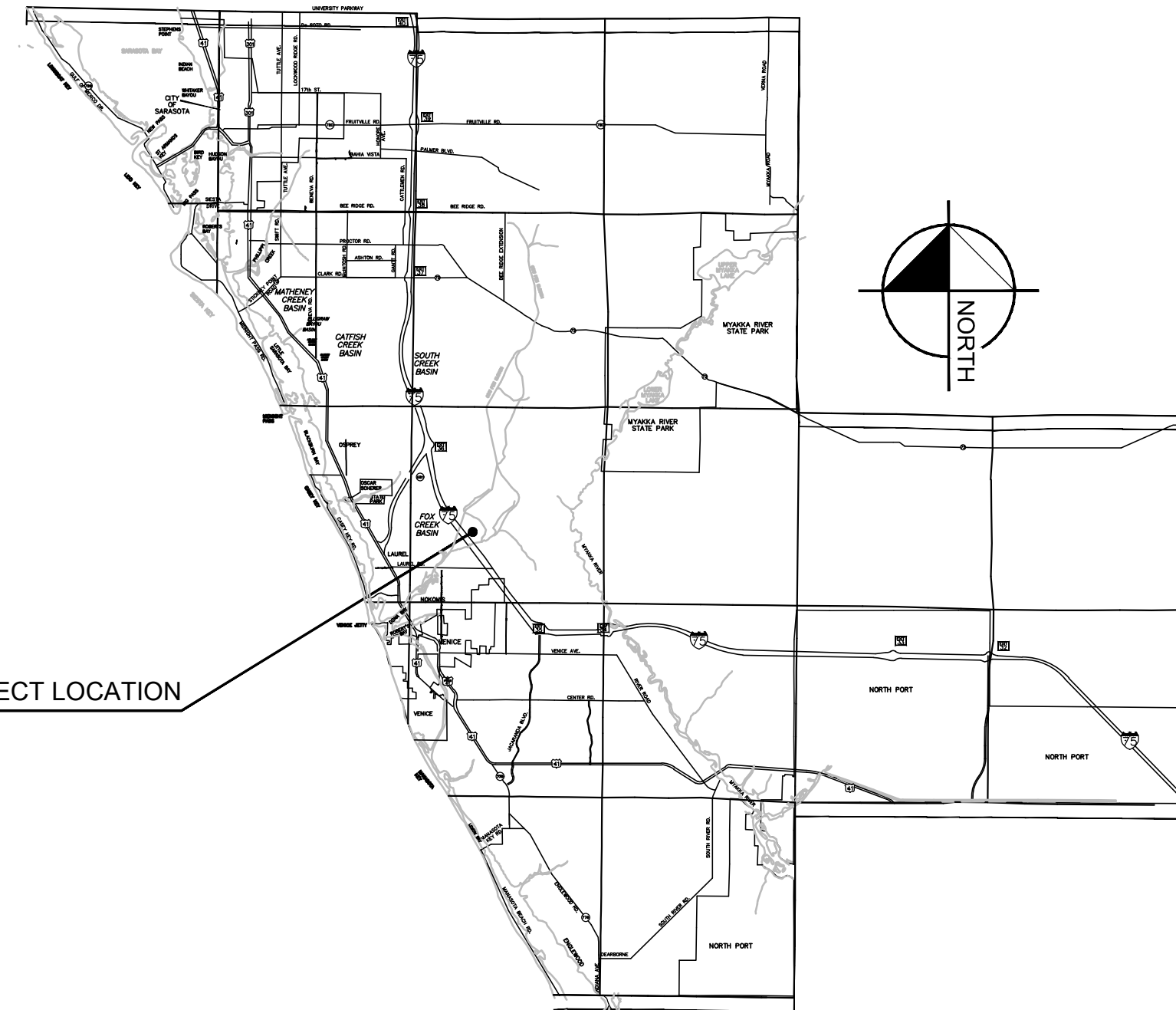
- 1. THERE SHALL BE NO CHANGE OR DEVIATION FROM THESE PLANS UNLESS APPROVED BY THE ENGINEER OR CITY OF VENICE.
2. ALL CLEARING AND GRUBBING DEBRIS TO BE BURNED OR REMOVED FROM SITE AND IS PART OF CLEARING AND GRUBBING ITEM.
3. IT IS THE INTENT OF THE OWNER THAT CERTAIN TREES BE DESIGNATED TO BE SAVED AND PROTECTED BY THE CONTRACTOR. IT IS ASSUMED THESE TREES ARE HEALTHY AND ARE EXPECTED TO BE PART OF THE LANDSCAPE DEVELOPMENT. THEREFORE, IF ANY TREES DAMAGED BY CONSTRUCTION OPERATION OR BY OTHER MEANS (EXCLUDING LIGHTNING, WINDSTORM AND OTHER ACTS OF GOD) PERISHES WITHIN THE CONSTRUCTION PERIOD, IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO REMOVE AND DISPOSE OF THOSE TREES. NO ADDITIONAL COMPENSATION WILL BE MADE BY THE OWNER FOR THE LABOR, MATERIAL OR MACHINERY REQUIRED TO REMOVE SAID TREES. EXOTIC VEGETATION (E.G., MELALEUCA AND BRAZILIAN PEPPER) EXISTING WITHIN THE PROJECT AREA SHALL BE REMOVED AND PROPERLY DISPOSED OF IN AN APPROVED LANDFILL.
4. WHERE EXCAVATIONS ARE IN CLOSE PROXIMITY OF TREES, THE CONTRACTOR SHALL USE EXTREME CARE IN NOT DAMAGING THE ROOT SYSTEM. NO EQUIPMENT, SUPPLIES OR VEHICLES SHALL BE STORED OR PARKED WITHIN THE DRIP LINE OF TREES TO REMAIN AND BE PRESERVED. IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO INFORM ALL OF HIS EMPLOYEES AND SUBCONTRACTORS OF THIS REQUIREMENT AND TO ENFORCE SAME.
5. LAY SOD AROUND ALL INLETS, MITERED ENDWALLS, SWALES, LAKE SLOPES, AND TWO FEET (2') WIDE STRIP ADJACENT TO ALL CURBING AND AS DIRECTED BY THE ENGINEER. ALL PROPOSED GROUND ELEVATIONS ARE FINISHED SOD ELEVATIONS. FINISH EXISTING GROUND GRAVING WILL BE 0.2 FEET BELOW ELEVATIONS SHOWN TO ALLOW FOR SOD THICKNESS. SODDING INCLUDES MAINTAINING SLOPES AND SOD UNTIL COMPLETION AND ACCEPTANCE OF TOTAL PROJECT OR GROWTH IS ESTABLISHED WHICHEVER COMES LAST. ALL EROSION SILTATION AND MAINTAINING GRADES IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL THEN.
6. CALL "SUNSHINE" (1-800-432-4770), COMCAST, FPL, CITY OF VENICE UTILITIES DEPARTMENT, TECO, AND FRONTIER PRIOR TO CONSTRUCTION AND CONNECTION TO EXISTING UTILITIES. IT IS THE CONTRACTORS RESPONSIBILITY TO PROTECT EXISTING UTILITIES FROM DAMAGE.
7. ALL UTILITY LINES, STORM DRAIN LINES AND ACCESSORIES SUCH AS, BUT NOT LIMITED TO MANHOLES, CLEANOUTS, SEWER AND WATER SERVICES, VALVES, FIRE HYDRANTS AND INLETS WILL BE CONSTRUCTED TO ALIGNMENT AND LOCATIONS SHOWN ON PLANS UNLESS OTHERWISE DIRECTED BY THE ENGINEER.
8. CLEARING, GRUBBING, STRIPPING, AND COMPACTION WILL BE INSPECTED BY THE ENGINEER PRIOR TO FILLING.
9. PRIOR TO THE START OF CONSTRUCTION ACTIVITIES, CONSERVATION/PRESERVE AREAS, EXISTING LAKES & WATERWAYS WITHIN AND ADJOINING THE AREA OF CONSTRUCTION ACTIVITY SHALL BE PROTECTED BY ERECTION OF TREE PROTECTION BARRICADES AND/OR SILT BARRIERS. TREE PROTECTION BARRICADES SHALL MEET THE STANDARDS OF THE CITY OF VENICE. SILT BARRIERS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE "BEST MANAGEMENT PRACTICES PLAN" AND THE "BMP DETAILS" SHOWN ON DWGS. B-1 THROUGH B-2 OF THE FULL CIVIL CONSTRUCTION PLANS. THE ENGINEER WILL DETERMINE THE EXTENT AND TYPE OF PROTECTIVE MEASURES TO BE CONSTRUCTED FOR PROTECTION OF CONSERVATION/PRESERVE AREAS. THE ENGINEER SHALL BE NOTIFIED WHEN PRESERVE AREA BARRICADES AND BARRIERS ARE IN PLACE.
10. THE SITE CONSTRUCTION STAKEOUT SHALL BE PERFORMED UNDER THE DIRECTION OF A FLORIDA REGISTERED SURVEYOR. AUTOCAD FILES WILL BE FURNISHED TO AID IN THE SITE CONSTRUCTION STAKEOUT. ANY DISCREPANCIES FOUND BETWEEN THE AUTOCAD FILES AND SITE CONSTRUCTION PLANS SHALL BE BROUGHT TO THE ENGINEER'S ATTENTION FOR CLARIFICATION PRIOR TO THAT STAKEOUT.
11. ALL DRAINAGE PIPE JOINTS SHALL BE WRAPPED PER FDOT INDEX NO. 280, SHEET 1.
12. ROADWAY AND DRAINAGE STRUCTURES SHALL MEET FDOT STANDARD SPECIFICATIONS SECTION 346 OF 3000 PSI CONCRETE.
13. THE WETLAND AND ASSOCIATED UPLAND VEGETATIVE BUFFER SHALL BE MAINTAINED IN ACCORDANCE WITH MANAGEMENT GUIDELINES CONTAINED WITHIN THE COMPREHENSIVE PLAN AS A CONSERVATION AREA OR PRESERVE. ALL ACTIVITIES INVOLVING FILLING, EXCAVATING, WELL DRILLING, ALTERING VEGETATION (INCLUDING TRIMMING OF BOTH TREES AND UNDERSTORY) AND STORING OF MATERIALS SHALL BE PROHIBITED WITHIN PRESERVATION AREAS, UNLESS WRITTEN APPROVAL IS FIRST OBTAINED FROM RESOURCE PROTECTION SERVICES TO FACILITATE IMPLEMENTATION OF APPROVED HABITAT MANAGEMENT PLANS OR THE REMOVAL OF NUISANCE/INVASIVE VEGETATION.
14. A TREE REMOVAL AND PROTECTION PERMIT WILL BE REQUIRED PRIOR TO ANY CONSTRUCTION, CLEARING OR TREE REMOVAL. ALL WORK PERFORMED SHALL BE IN ACCORDANCE WITH THE CITY OF VENICE CODE.
15. EROSION AND SEDIMENT CONTROL, BMPs IN ADDITION TO THOSE PRESENTED ON THE PLANS AND OUTLINED IN THE EROSION AND SEDIMENT CONTROL PLAN (ECP), BEST MANAGEMENT PRACTICES (BMP) PLAN, OR STORMWATER POLLUTION PREVENTION PLAN (SWPPP) SHALL BE IMPLEMENTED AS NECESSARY TO PREVENT TURBID DISCHARGES FROM FLOWING ONTO ADJACENT PROPERTIES OR ROADWAYS, OFF SITE STORMWATER CONVEYANCES OR RECEIVING WATERS, OR ON SITE WETLANDS AND SURFACE WATERS. BMPs SHALL BE DESIGNED, INSTALLED, AND MAINTAINED BY THE SITE OPERATOR TO ENSURE THAT OFF SITE SURFACE WATER QUALITY REMAINS CONSISTENT WITH STATE AND LOCAL REGULATIONS. (THE OPERATOR IS THE ENTITY THAT OWNS OR OPERATES THE CONSTRUCTION ACTIVITY AND HAS AUTHORITY TO CONTROL THOSE ACTIVITIES AT THE PROJECT NECESSARY TO ENSURE COMPLIANCE.)
16. OFFSITE SURFACE WATER DISCHARGES, DISCHARGES TO THE MS4, OR DISCHARGES TO ONSITE WETLANDS OR SURFACE WATERS WITH TURBIDITY IN EXCESS OF 29 NEPHELOMETRIC TURBIDITY UNITS (NTU) ABOVE BACKGROUND LEVEL SHALL BE IMMEDIATELY CORRECTED. SUCH INCIDENTS SHALL BE REPORTED TO THE CITY OF VENICE WITHIN 24 HOURS OF THE OCCURRENCE. THE REPORT SHALL INCLUDE THE CAUSE OF THE DISCHARGE AND CORRECTIVE ACTIONS TAKEN.
17. FUEL AND OTHER PETROLEUM PRODUCT SPILLS THAT ENTER STORMWATER DRAINS OR WATERBODIES, OR FUEL AND OTHER PETROLEUM PRODUCT SPILLS THAT ARE IN EXCESS OF 25 GALLONS SHALL BE CONTAINED, CLEANED UP, AND IMMEDIATELY REPORTED TO THE CITY OF VENICE. SMALLER GROUND SURFACE SPILLS SHALL BE CLEANED UP AS SOON AS PRACTICAL.
18. IF CONTAMINATED SOIL AND/OR GROUNDWATER IS DISCOVERED DURING DEVELOPMENT OF THE SITE, ALL ACTIVITY IN THE VICINITY OF THE CONTAMINATION SHALL IMMEDIATELY CEASE, AND THE CITY OF VENICE SHALL BE CONTACTED.
19. FERTILIZER APPLICATION SHALL BE CONSISTENT WITH THE CITY OF VENICE CODE.
20. NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM - STORMWATER:
i. NPDES CONSTRUCTION GENERIC PERMIT COVERAGE SHALL BE OBTAINED AT LEAST 48 HOURS IN ADVANCE OF CONSTRUCTION COMMENCEMENT IN ACCORDANCE WITH RULE 62-421.300(4)(A), F.A.C.
ii. A COPY OF THE CERTIFIED NPDES NOI, OR A COPY OF THE FDEP COVERAGE CONFIRMATION LETTER SHALL BE POSTED AT THE SITE IN ACCORDANCE WITH RULE 62-621.300(4)(A)PART III.C.2, F.A.C.
iii. A COPY OF THE CERTIFIED NPDES NOI, OR A COPY OF THE FDEP COVERAGE CONFIRMATION LETTER SHALL BE PROVIDED TO AIR AND WATER QUALITY IN ACCORDANCE WITH RULE 62-621.300(4)(A)PART III.D.1, F.A.C.
iv. THE SWPPP SHALL BE CERTIFIED IN ACCORDANCE WITH RULE 62-421.300(4)(A)PART V.D.6, F.A.C., AND A COPY OF THE CERTIFIED DOCUMENT SHALL BE SUBMITTED TO AIR AND WATER QUALITY AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
v. A COPY OF THE SWPPP, AND COPIES OF THE INSPECTION AND MAINTENANCE RECORDS SHALL BE MAINTAINED AT THE PROJECT SITE, AND SHALL BE READILY AVAILABLE TO STATE INSPECTORS.
vi. NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM - DEWATERING:
THE DISCHARGE OF GROUNDWATER PRODUCED THROUGH DEWATERING, TO SURFACE WATERS, OR TO ANY PORTION OF THE MS4 WILL REQUIRE SEPARATE PERMITTING FROM THE DEP. PERMIT(S) SHALL BE OBTAINED PRIOR TO THE COMMENCEMENT OF DEWATERING. ANALYTICAL RESULTS FROM PRE-DISCHARGE TESTING SHALL BE PROVIDED TO AIR AND WATER QUALITY.
21. THE CONTRACTOR SHALL ENSURE THAT ADJACENT PROPERTIES ARE NOT IMPACTED BY WIND EROSION OR EMISSIONS OF UNFINISHED PARTICULATE MATTER IN ACCORDANCE WITH RULE 62-296.320(4)(c)1., FLORIDA ADMINISTRATIVE CODE, FROM THE CONSTRUCTION SITE BY TAKING ADEQUATE MEASURES TO STABILIZE AFFECTED AREAS.
22. DEPARTMENT OF ENVIRONMENTAL PROTECTION WATER AND WASTEWATER PERMITS ARE REQUIRED.
23. ANY WELLS DISCOVERED ON SITE THAT WILL HAVE NO USE MUST BE PLUGGED BY A LICENSED WELL DRILLING CONTRACTOR IN AN APPROVED MANNER.
24. IN THE EVENT THAT THE CONSTRUCTION SITE IS ABANDONED PRIOR TO THE PROJECT COMPLETION, ALL CONSTRUCTION AND VEGETATIVE DEBRIS SHALL BE REMOVED FROM THE SITE AND DISPOSED OF AT AN APPROVED LANDFILL FACILITY.
25. A SEPARATE BUILDING PERMIT MUST BE APPLIED FOR AND ISSUED FOR EVERY SIGN, WALL, OUTDOOR LIGHTING AND STRUCTURE ON THE SITE. THE APPROVAL OF THESE CONSTRUCTION PLANS DOES NOT EXEMPT THE CONTRACTOR FROM OBTAINING THE NECESSARY BUILDING PERMITS.

CITY OF VENICE REQUIRED NOTES:

- 1. ALL WORK CONDUCTED IN THE CITY OF VENICE RIGHT-OF-WAY (ROW) WILL REQUIRE THE ISSUANCE OF A ROW PERMIT.
2. ALL WORK CONDUCTED IN SARASOTA COUNTY AND/OR FDOT ROW SHALL REQUIRE A COPY OF STATE ISSUED PERMITS.
3. TREE REMOVAL PERMIT MUST BE OBTAINED FROM THE CITY OF VENICE.
4. POST DEVELOPMENT RUNOFF DOES NOT EXCEED PRE-DEVELOPMENT RUNOFF VOLUME OR RATE FOR A 24-HOUR, 25-YEAR STORM EVENT.
5. ALL FIRE SERVICE BACKFLOW ASSEMBLIES SHALL BE INSTALLED BY A CERTIFIED CONTRACTOR WITH A CLASS I, II, OR V CERTIFICATE OF COMPETENCY ISSUED BY THE STATE FIRE MARSHALL AS PER F.S. 633.521.
6. CONSTRUCTION SITE MUST BE POSTED WITH 24-HOUR CONTACT INFORMATION.
7. ALL UTILITIES, WHETHER PUBLIC OR PRIVATE, SHALL MEET CITY OF VENICE STANDARDS.
8. CONTACT PUBLIC WORKS SOLID WASTE DIVISION (941-486-2422) FOR APPROVAL OF DUMPSTER LOCATION AND LAYOUT PRIOR TO CONSTRUCTION.

PARTIAL WATER UTILITY RECORD DRAWINGS FOR RANCH ROAD MULTI-FAMILY

SECTION 20, TOWNSHIP 38 S, RANGE 19 E CITY OF VENICE, FLORIDA JANUARY 2024



REQUIRED APPROVALS:

- SITE AND DEVELOPMENT PLAN APPROVAL
• SPECIAL EXCEPTION - FOR MODIFICATION TO PARKING STANDARDS.
• CONDITIONAL USE - FOR BUILDING HEIGHT IN EXCESS OF 42 FEET.

RECORD DRAWINGS March 4, 2024 APPROVED

Sheet List Table with columns for Sheet Number and Sheet Title, listing sheets C1.1 through C3.10 including Cover Sheet, General Notes, Aerial Site Plan, etc.

LAND USE DEVELOPMENT DATA

PARCEL AREA: 15.85 ACRES
PRESENT ZONING: PUD - PLANNED UNIT DEVELOPMENT
ABUTTING ZONING: WEST: INTERSTATE 75, EAST: PUD, NORTH: PUD, SOUTH: INTERSTATE 75
PROJECT ADDRESS: 2600 RUSTIC RD AND 1700 RANCH RD, NOKOMIS, FL 34275 AND NOKOMIS, FL 34275
PID: 0362-00-1002 & 0362-00-1007
PROJECT AREA: 15.85 ACRES

PROPOSED NUMBER OF UNITS SHOWN: 303 MULTI-FAMILY RENTAL APARTMENT HOMES WITH A 6,745 SQUARE FOOT AMENITY CENTER BUILDING.
OVERALL DENSITY: 303 UNITS / 15.845 AC. = 19.12 UNITS PER ACRE (MAXIMUM ALLOWED = 304 UNITS TOTAL)

Table showing Land Use breakdown: Building (Multi-family Apartments + Amenity Center) 2.82 Acres (17.79%), Roads, Sidewalks, Pavers and Parking 5.48 Acres (34.57%), Lakes @ Control Water El. 1.91 Acres (12.05%), Other Pervious Area 5.64 Acres (35.58%), Total Area 15.85 Acres (100%).

PROPOSED BUILDING SETBACKS: BUILDING SETBACK FROM I-75 EQUAL TO BUILDING HEIGHT (1:1).

RECLAIMED WATER: PROVIDED BY CITY OF VENICE.

WATER: POTABLE WATER SUPPLY WILL BE FROM CITY OF VENICE UTILITIES, BUT WILL BE MASTER METERED.

SEWER: WASTEWATER SERVICES WILL BE PROVIDED BY CITY OF VENICE UTILITIES.

GARBAGE: GARBAGE PICKUP WILL BE PROVIDED BY CITY OF VENICE.

ROADWAYS: ACCESS TO THIS PROJECT IS PROVIDED FROM RANCH ROAD, RUSTIC ROAD, AND CANOE BEND AVE.

PARKING LOT: TO BE PRIVATELY MAINTAINED.

LOADING ZONES REQUIRED: 6

LOADING ZONES PROVIDED: 6

EASEMENTS: REFER TO SHEETS A-4 AND A-6 THROUGH A-8 FOR EXISTING AND PROPOSED EASMENT INFORMATION.

TREE LOCATION: A TREE PERMIT WAS ISSUED FOR THIS PROJECT UNDER THE MASS GRADING PERMIT. REFER TO PLTR21-00285. 1050 INCHES NEW TREES ARE REQUIRED. REFER TO SEPARATE LANDSCAPE PLANS.

FEMA DESIGNATION: NOTE: THE SUBJECT PROPERTY LIES IN FLOOD ZONE "X" ACCORDING TO FLOOD INSURANCE RATE MAP FOR SARASOTA COUNTY, FLORIDA, COMMUNITY NO. 12115C0245F, DATED NOVEMBER 4, 2016, AND ISSUED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. FEMA DATUM IS NORTH AMERICAN VERTICAL DATUM 1988 (NAVD 88).

ENVIRONMENTAL AND SURFACE WATER MANAGEMENT SYSTEM: DRAINAGE SYSTEM WILL BE PRIVATELY MAINTAINED.

WELLS: THERE ARE NO KNOWN EXISTING WELLS WITHIN THE PROJECT BOUNDARY.

Table showing Impervious/Pervious Areas: Acres and Percentage. Total Impervious Area: 7.55 Acres (47.6%), Total Pervious Area: 8.30 Acres (52.4%).

ADA: ALL SIDEWALK STREET CROSSINGS AT CURBS, GUTTERS AND INTERSECTIONS SHALL COMPLY WITH THE AMERICANS WITH DISABILITIES ACT AND FLORIDA ACCESSIBILITY CODE.

LANDSCAPE PLANS: A TREE PERMIT WAS ISSUED FOR THIS PROJECT UNDER THE MASS GRADING PERMIT. REFER TO PLTR21-00285. 1050 INCHES NEW TREES ARE REQUIRED. REFER TO SEPARATE LANDSCAPE PLANS.

TREE MITIGATION PLANS: A TREE PERMIT WAS ISSUED FOR THIS PROJECT UNDER THE MASS GRADING PERMIT. REFER TO PLTR21-00285. 1050 INCHES NEW TREES ARE REQUIRED. REFER TO SEPARATE LANDSCAPE PLANS.

REQUIRED PARKING CALCULATION: RESIDENTIAL USE: 2 SPACES PER UNIT, PRIVATE CLUBS: 1 SPACE PER THREE SEATS OR 1 SPACE PER 200 SQUARE FEET OF NON-STORAGE AREA

REQUIRED PARKING SPACES = 303 UNITS * 2 SPACES + 6,745 SF AMENITY CENTER * (1 SPACE PER 200 SF) = 606 SPACES + 34 SPACES
TOTAL SPACES REQUIRED = 640 SPACES REQUIRED (13 ADA)

PARKING SPACES PROVIDED: PROVIDED PARKING SPACES = 19 (ADJACENT TO AMENITY CENTER) + 24 (UNDER CARRIAGE HOMES) + 12 (2 GARAGES) + 430 (SURFACE)
TOTAL SPACES PROVIDED = 485 SPACES PROVIDED (24 ADA)
PARKING RATIO = 1.60

UTILITY COMPANIES:

- FPL: 5657 NORTH McINTOSH ROAD, SARASOTA, FLORIDA 34233
TECO GAS: 8261 VICO COURT, SARASOTA, FLORIDA 34240-7844
FRONTIER: 1701 RINGLING BLVD., SARASOTA, FLORIDA 34236
COMCAST CABLE: 5205 FRUITVILLE ROAD, SARASOTA, FLORIDA 34232
VENICE UTILITIES: 401 W. VENICE AVE., VENICE, FL 34285
(941)882-7297
CONTACT: PATIENCE ANATASIO

I HEREBY CERTIFY THAT THE DESIGN OF THIS PROJECT, AS PREPARED UNDER MY PERSONAL DIRECTION AND CONTROL, COMPLIES WITH ALL APPLICABLE STANDARDS, INCLUDING THE "MANUAL OF UNIFORM MINIMUM STANDARDS FOR DESIGN, CONSTRUCTION AND MAINTENANCE FOR STREETS AND HIGHWAYS" AS ADOPTED BY THE FLORIDA DEPARTMENT OF TRANSPORTATION PURSUANT TO SUBSECTIONS 335.075(1) AND (4), FLORIDA STATUTES.

DEVELOPER: SOUTH CITY PARTNERS, LLC
3715 NORTHSIDE PKWY, SUITE 1-310
ATLANTA, GA 30327
PH: (404) 400-1322
CONTACT: BRYAN BELLISSIMO

ARCHITECT: DYNAMIK DESIGN
5901 PEACHTREE DUNWOODY ROAD, BUILDING C, SUITE 250
ATLANTA, GA 30328
PH: (678) 506-8830
CONTACT: RUSSELL SIGMAN, AIA

ENGINEER: KIMLEY HORN AND ASSOCIATES, INC.
1800 2ND STREET, SUITE 900
SARASOTA, FL 34236
PH: (941)379-7600
CONTACT: ANDREW J. PLUTA, P.E.

LANDSCAPE ARCHITECT: B+C STUDIO, INC.
1320 ELLSWORTH INDUSTRIAL BLVD NW, SUITE A1400,
ATLANTA, GA 30318
PH: (678) 990-7691
CONTACT: TRAE ADAMS

SURVEYOR: BRITT SURVEYING, INC.
680 U.S. BYPASS N, UNIT 1
VENICE, FL 34285
PH: (941) 493-1396
CONTACT: RANDALL E. BRITT, P.L.S.

GEOTECH: NATIVE GEOSCIENCE
2014 EDGEWATER DRIVE, UNIT 246
ORLANDO, FL 32804
PH: (407) 342-1443
CONTACT: BRIAN W. JORY, P.E.

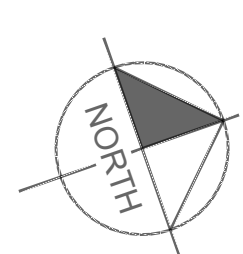
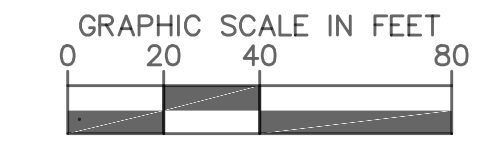
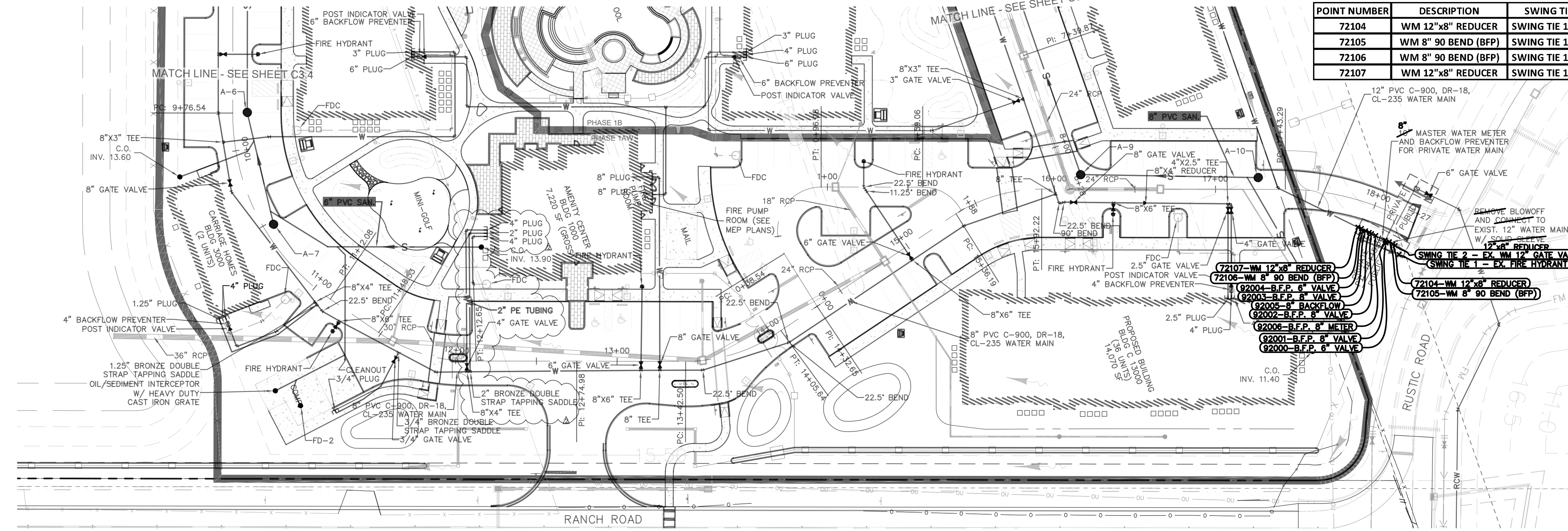


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1800 2ND STREET, SUITE 900, SARASOTA, FL 34236
PHONE (941) 379-7600
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

ANDREW J. PLUTA, P.E.
FLA. P.E. LICENSE # 922225
CA. NO. 00035106
DATE:

PARTIAL UTILITY RECORD DRAWING SWING TIE INFORMATION - WATER MAIN

POINT NUMBER	DESCRIPTION	SWING TIE & DESCRIPTION	DISTANCE	SWING TIE & DESCRIPTION	DISTANCE	EL.
72104	WM 12"x8" REDUCER	SWING TIE 1 - EX. FIRE HYDRANT	7.5	SWING TIE 2 - EX. WM 12" GATE VALVE	1.7	14.3
72105	WM 8" 90 BEND (BFP)	SWING TIE 1 - EX. FIRE HYDRANT	9.9	SWING TIE 2 - EX. WM 12" GATE VALVE	4.3	19.8
72106	WM 8" 90 BEND (BFP)	SWING TIE 1 - EX. FIRE HYDRANT	28.4	SWING TIE 2 - EX. WM 12" GATE VALVE	23.5	19.7
72107	WM 12"x8" REDUCER	SWING TIE 1 - EX. FIRE HYDRANT	30.6	SWING TIE 2 - EX. WM 12" GATE VALVE	25.8	13.4



- LEGEND**
- REDUCER
 - PROPOSED PLUG OR CAP
 - PROPOSED FIRE HYDRANT ASSEMBLY (FH)
 - PROPOSED WATER SERVICE
 - PROPOSED REUSE SERVICE
 - PROPOSED SINGLE SEWER SERVICE
 - PROPOSED DOUBLE SEWER SERVICE
 - GATE VALVE OR PLUG VALVE (V)
 - POST INDICATOR VALVE
 - BLOW-OFF ASSEMBLY (BO)
 - AIR RELEASE VALVE
 - DIRECTION OF FLOW
 - PROPOSED WATER MAIN
 - EXISTING WATER MAIN
 - PROPOSED SANITARY SEWER MAIN
 - EXISTING SEWER MAIN
 - PROPOSED FORCE MAIN
 - EXISTING FORCE MAIN
 - PROPOSED RECLAIM MAIN
 - EXISTING IRRIGATION MAIN

ALL WATER, A.S.L., IRRIGATION, AND FORCE MAINS SHALL HAVE 3' OF COVER UNLESS OTHERWISE NOTED.

ALL WATER AND IRRIGATION MAINS SHALL BE PVC, C-900, DR-18, UNLESS OTHERWISE NOTED.

ALL SANITARY SEWER MAINS AND SERVICES SHALL BE PVC, SDR-26, UNLESS OTHERWISE NOTED.

ALL VALVE COVERS AND/OR PADS THAT AREA WITHIN, ADJACENT TO OR IN CLOSE PROXIMITY TO SIDEWALK SHALL BE ADJUSTED TO MATCH SIDEWALK GRADES.

ALL WATER MAINS LESS THAN OR EQUAL TO 2" SHALL BE PE TUBING.

ALL VALVES TO BE INSTALLED OUTSIDE OF ALL CURBS.

ALL FIRE HYDRANTS SHALL BE LOCATED 5' (MIN.) TO 10' (MAX.) FROM EDGE OF PAVEMENT.

ALL PROFILES ARE ROTATED FOR CLARITY.

SEE UTILITY DETAIL DRAWINGS FOR WATER, IRRIGATION AND SEWER SERVICE TERMINATIONS.

ALL POST INDICATOR VALVES (PIVs) SHALL BE PLACED OUTSIDE OF SIDEWALKS. CONTRACTOR TO VERIFY FINAL PLACEMENT.

ALL FORCE MAINS SHALL BE PVC, C-900, DR-18, UNLESS OTHERWISE NOTED.

ALL WATER SERVICES ARE 1", UNLESS OTHERWISE NOTED.

FIELD DEFLECT WATER MAIN TO CLEAR BEHIND INLETS WHERE REQUIRED.

WATER MAINS AND IRRIGATION MAINS SHALL BE 3' FROM RIGHT-OF-WAY LINE (TYPICAL), UNLESS OTHERWISE NOTED OR SHOWN.

10' WIDE UTILITY EASEMENTS ADJACENT TO ROAD RIGHT-OF-WAYS (BOTH SIDES).

RESTRAINED JOINT PIPE SHALL BE USED FOR THE WATER, A.S.L., IRRIGATION AND FORCE MAINS AS PER DETAILS ON SHEET C-5A.

ALL SINGLE AND DOUBLE WATER AND IRRIGATION SERVICES UNDER ROADWAYS ARE TO BE SLEEVED.

ALL WATER LINES SHALL BE PIGGED PRIOR TO CHLORINATION AND PRESSURE TESTING.

THE MAXIMUM ALLOWABLE PRESSURE PIPE DEFLECTION IS 75% OF THE MANUFACTURER'S RECOMMENDED MAXIMUM DEFLECTION.

UTILITY SYMBOLS ON THE PLAN MAY APPEAR LARGER THAN ACTUAL SIZE OR MOVED FROM INTENDED LOCATION FOR CLARITY. UTILITY APPURTENANCES ARE TO BE INSTALLED PER DETAILS IN PLAN SET OR REFERENCED STANDARD DETAILS.

CALL 2 WORKING DAYS BEFORE YOU DIG

IT'S THE LAW! DIAL 811

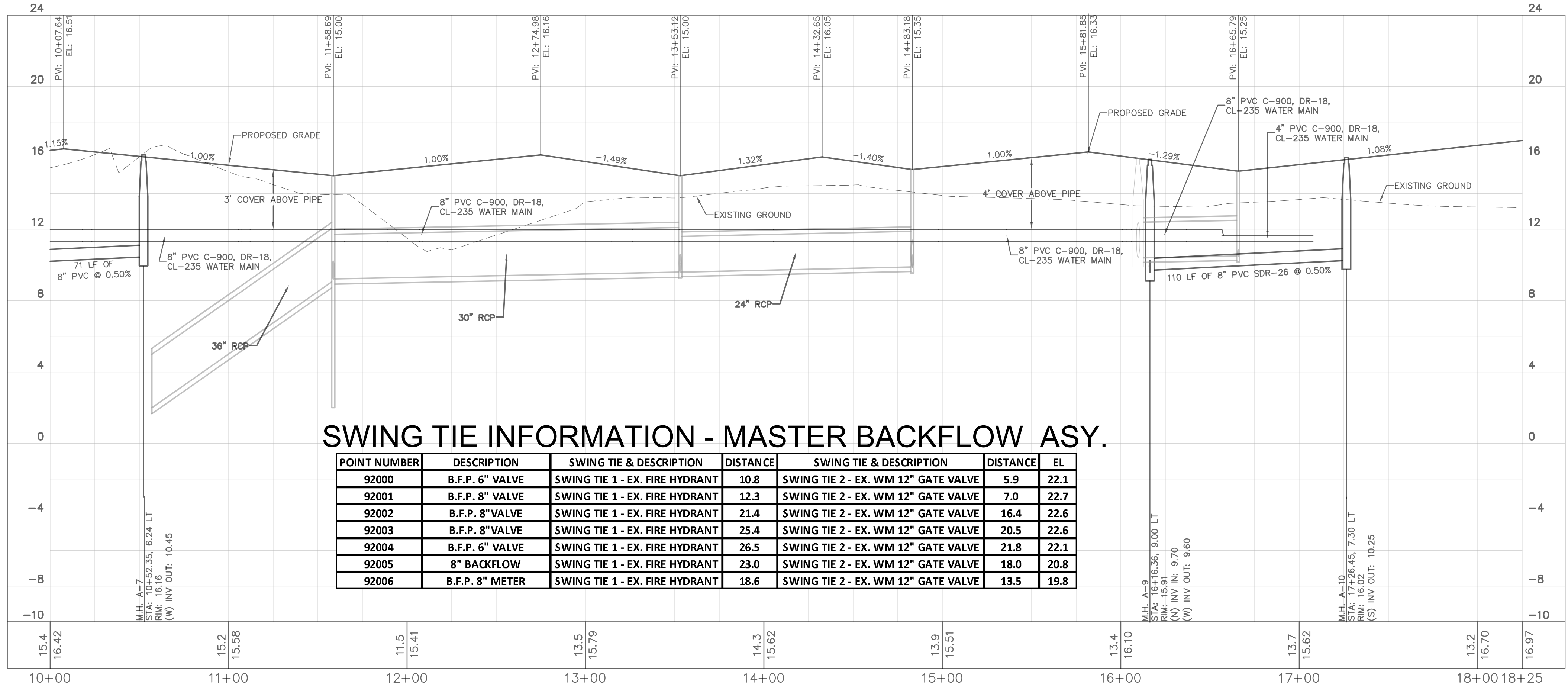
Know what's below. Call before you dig.

SUNSHINE STATE ONE CALL OF FLORIDA, INC.

RECORD DRAWINGS

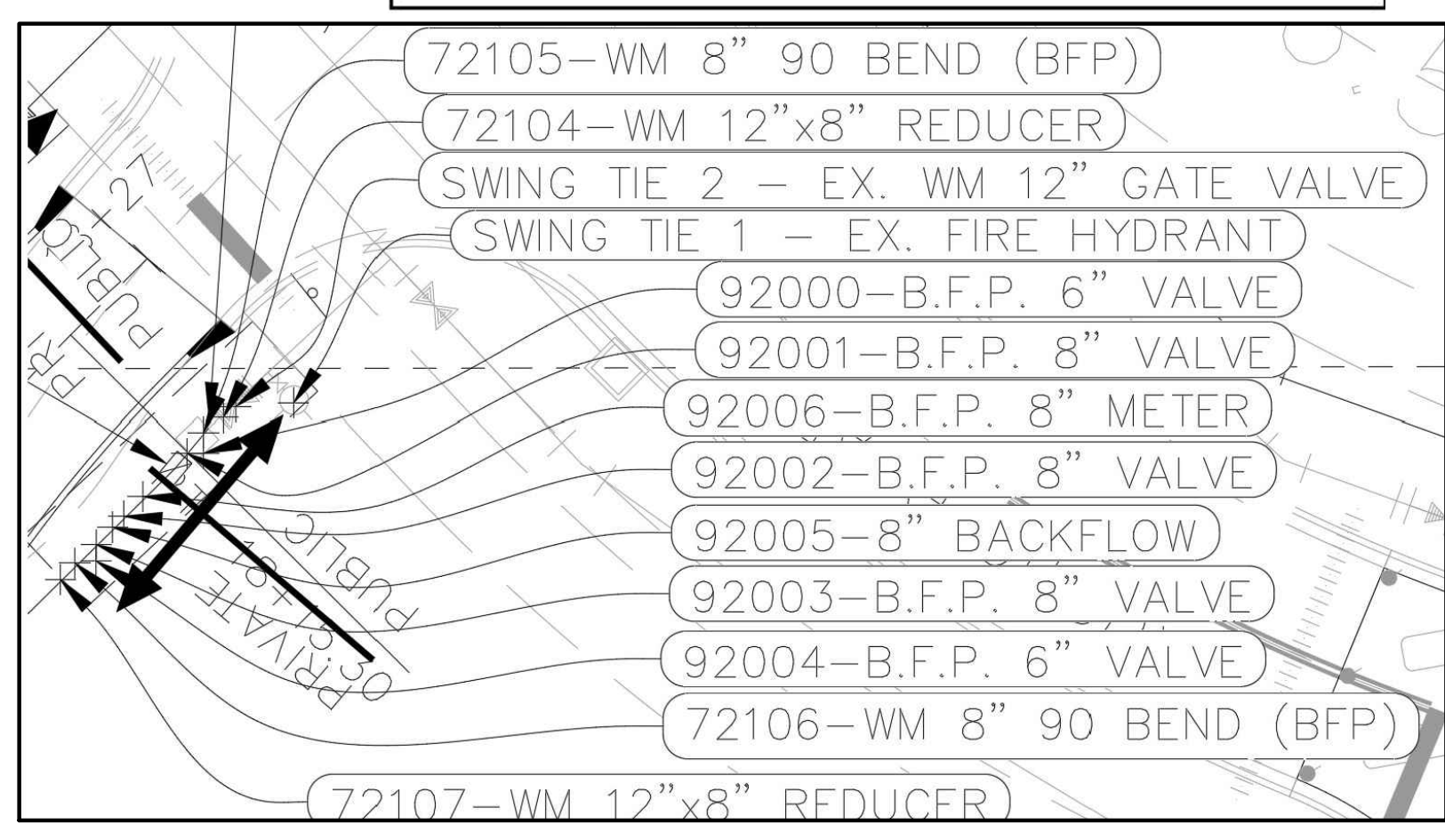
March 4, 2024

APPROVED



SWING TIE INFORMATION - MASTER BACKFLOW ASY.

POINT NUMBER	DESCRIPTION	SWING TIE & DESCRIPTION	DISTANCE	SWING TIE & DESCRIPTION	DISTANCE	EL.
92000	B.F.P. 6" VALVE	SWING TIE 1 - EX. FIRE HYDRANT	10.8	SWING TIE 2 - EX. WM 12" GATE VALVE	5.9	22.1
92001	B.F.P. 8" VALVE	SWING TIE 1 - EX. FIRE HYDRANT	12.3	SWING TIE 2 - EX. WM 12" GATE VALVE	7.0	22.7
92002	B.F.P. 8" VALVE	SWING TIE 1 - EX. FIRE HYDRANT	21.4	SWING TIE 2 - EX. WM 12" GATE VALVE	16.4	22.6
92003	B.F.P. 8" VALVE	SWING TIE 1 - EX. FIRE HYDRANT	25.4	SWING TIE 2 - EX. WM 12" GATE VALVE	20.5	22.6
92004	B.F.P. 6" VALVE	SWING TIE 1 - EX. FIRE HYDRANT	26.5	SWING TIE 2 - EX. WM 12" GATE VALVE	21.8	22.1
92005	8" BACKFLOW	SWING TIE 1 - EX. FIRE HYDRANT	23.0	SWING TIE 2 - EX. WM 12" GATE VALVE	18.0	20.8
92006	B.F.P. 8" METER	SWING TIE 1 - EX. FIRE HYDRANT	18.6	SWING TIE 2 - EX. WM 12" GATE VALVE	13.5	19.8



PARTIAL UTILITY RECORD DRAWING

POINT BREAK SURVEYING, LLC

CERTIFICATE OF AUTHORIZATION LB 0007384

8111 Blain Court, Suite E
Sarasota, FL 34240
Phone: (941) 378-4797
Fax: (941) 378-0058

I HEREBY CERTIFY THAT THE AS-BUILT MEASUREMENTS SHOWN HEREON ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS SURVEYED IN THE FIELD UNDER MY DIRECTION, TOGETHER WITH AS-BUILT MEASUREMENTS FROM MARKERS POSITIONED AND INFORMATION PROVIDED BY CONTRACTOR. DATE OF LAST FIELD MEASUREMENTS: 12/15/23

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY JEFFERY MORROW P.S.M. USING A DIGITAL SIGNATURE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

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1777 MAIN STREET, SUITE 200, SARASOTA, FL 34236
PHONE: 941-379-7800
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

LICENSED PROFESSIONAL ENGINEER
ANDREW J. PLUTA, P.E.
FLORIDA LICENSE NUMBER 92225

KHA PROJECT 248016000
DATE DEC. 2022
SCALE AS SHOWN
DESIGNED BY
DRAWN BY
CHECKED BY

PARTIAL UTILITY RECORD DRAWING
UTILITY PLAN AND PROFILE

RANCH ROAD
MULTI-FAMILY
PREPARED FOR
SCP ACQUISITIONS, LLC
FLORIDA

12/18/23
3 PARTIAL WATER RECORD DRAWING
2 RELOCATE UTILITY SERVICES TO CLUBHOUSE 06/21/2023 EAM
1 ADDITION OF 2" WATER SERVICE TO CLUBHOUSE 03/20/2023 EAM

NO. _____
REVISIONS _____
DATE _____

SHEET NUMBER
C3.5

Plotted By: Mawn, Erik - Sheet: S61-RANCH ROAD MULTI-FAMILY - Layout: C-6 CITY OF VENICE WATER AND SEWER DETAILS - January 16, 2024 - 04:11:03pm - k:\SAR-CIVIL\248016000-RANCH ROAD MULTI-FAMILY CONSTRUCTION\2023-11-02_Backflow Certification and Turnover\CAD\C3.8 - CITY OF VENICE WATER AND SEWER
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BASE SHALL BE 6" OF B-12.5 ASPHALT OR 10" CCA

SEE ENG-2 FOR PAVEMENT RESTORATION DETAIL

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.
- MAINS SHALL BE INSTALLED LEVEL AND ELIMINATE HIGH POINTS UNLESS OTHERWISE APPROVED BY UTILITIES DIRECTOR.
- INSTALLATION OF PIPE SHALL BE IN CONFORMANCE WITH MANUFACTURERS RECOMMENDATIONS.
- PAVEMENT RESTORATION SHALL CONFORM WITH DETAIL ENG-2 OF THESE CITY STANDARDS. FOR NEW CONSTRUCTION, THE FIRST LIFT OF ASPHALT SHALL BE IN PLACE PRIOR TO RECORD DRAWING REVIEW.
- 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 UTILITY PIPE TRENCH	DATE JAN 2023 SHEET NO. U-1
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ABOVE GROUND ARV CONTAINMENT NOTES:

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

- AUTOMATIC AIR RELEASE WITH BACKWASH ACCESSORIES, MANUFACTURED BY APCO MODEL 400, VAL-MATIC MODEL 48 OR H-TEC MODEL 988 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
- POLYUBING
- 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 AUTO. COMBINATION AIR RELEASE VALVE	DATE JAN 2023 SHEET NO. U-2
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- 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 VIRGIN SBR 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 ANSHAWWA C250, 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 TAPPING SLEEVE & VALVE	DATE JAN 2023 SHEET NO. U-3
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- PAVED AREAS: SET CONCRETE PAD AND COVER FLUSH WITH FINISHED PAVEMENT SURFACE.
- UNPAVED AREAS: SET PAD AND COVER 1 INCH ABOVE FINISHED GRADE.
- VALVES LOCATED IN DITCH AND COVER 4" DEPTH (LINE) MUST USE TRENCH ADAPTER VALVE BOX (AMERICAN FLOW CONTROL).
- 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). CONTRACTOR SHALL PERFORM CONTINUITY TEST ON ALL TRACER WIRES, WITNESSED BY CITY REPRESENTATIVE.
- PRE-CAST PADS MAY BE USED WITH CITY APPROVAL.
- FOR CURBED ROADWAYS, CURB SHALL BE ETCHED WITH THE LETTER "V" DIRECTLY PERPENDICULAR TO THE VALVE BOX.
- VALVE BOX COVERS SHALL BE PAINTED BLUE FOR POTABLE WATER, PURPLE FOR REUSE WATER, AND GREEN FOR SEWER.

VALVE BOX DETAIL
N.T.S.

	CITY OF VENICE ENGINEERING DEPARTMENT 401 WEST VENICE AVE. VENICE FL 34285 (941) 486-2626 FAX (941) 480-3031	UTILITIES - GENERAL VALVE BOX	DATE JAN 2023 SHEET NO. U-4
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MINIMUM HORIZONTAL SEPARATION DISTANCES (FT)
(OUTSIDE OF PIPELINE TO OUTSIDE OF PIPELINE)

	WATER MAIN	FORCE MAIN	SANITARY SERVICE	REUSE MAIN	STORM WATER	OTHER UTILITIES (TELEPHONE, CABLE, ETC.)
WATER MAIN	3	6	6	3	3	3
FORCE MAIN	6	3	3	3	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 MAIN	STORM WATER	OTHER UTILITIES (TELEPHONE, CABLE, ETC.)
WATER MAIN	6	12	12	6	6	6
FORCE MAIN	12	6	6	6	6	6
SANITARY SEWER	12	6	6	6	6	6
REUSE MAIN	6	6	6	6	6	6
STORM WATER	6	6	6	6	6	6
OTHER UTILITIES	6	6	6	6	6	6

- MAXIMUM JOINT DEFLECTION SHALL BE 90% OF MANUFACTURERS 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 UTILITY CONFLICTS & SEPARATIONS	DATE JAN 2023 SHEET NO. U-5
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- ALL PIPE FITTINGS SHALL BE COMPACT, DUCTILE IRON
- ALL APPLICATIONS (RAW, POTABLE, REUSE, SEWER) SHALL BE FUSION BONDED EPOXY COATED INSIDE AND OUT.
- ALL FITTINGS SHALL MEET ANSHAWWA C116/AP1.16 STANDARDS.
- ALL HARDWARE SHALL BE 316 SS.
- ALL FITTINGS FOR SANITARY SEWER SHALL BE HEAVY WALL SDR 26 PVC.

PIPE FITTINGS
N.T.S.

SERVICE	COLOR	MATERIAL/CLASS
POTABLE WATER MAIN	BLUE	A1WW C900 PVC / DR 18
RAW WATER MAIN	WHITE	FUSIBLE C900 PVC / DR 18
REUSE MAIN	PURPLE	CERT-A-LOK C900 PVC / DR 18
SANITARY SEWER	GREEN	HDPE PPI PE 4710 / DR 11 / DIPS (WITH UTILITIES DEPARTMENT APPROVAL)
FORCE MAIN (MIN. 4" DIAMETER)	GREEN	(WITH UTILITIES DEPARTMENT APPROVAL)
WATER SERVICE	BLUE	PE (POLYUBING) / DR 9
REUSE SERVICE	PURPLE	PE (POLYUBING) / DR 9
GRAVITY SEWER MAIN (MIN. 8" DIAMETER)	GREEN	ASTMD3034 / SDR 26
SEWER LATERAL (MIN. 6" DIAMETER)	GREEN	ASTMD3034 / SDR 26

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 PIPE FITTINGS & MATERIAL	DATE JAN 2023 SHEET NO. U-6
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FITTING	MINIMUM LENGTH (FT) OF FORCE MAIN TO BE RESTRAINED ON EACH SIDE OF FITTING									
	PIPE SIZE (INCHES)									
	4	6	8	10	12	16	18	20	24	
45 BEND:	H	6	9	12	14	16	21	23	25	29
	VU	4	6	7	9	10	13	15	16	19
	VD	12	20	26	32	37	48	53	28	68
22.5 BEND:	H	3	4	6	7	8	10	11	12	14
	VU	2	3	4	4	5	6	7	8	9
	VD	7	10	13	15	18	23	26	28	33
11.25 BEND:	H	2	2	3	3	4	5	5	6	7

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

VALVES/PLUGS: 52 73 96 115 136 174 193 211 246

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

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

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 RESTRAINED JOINT TABLE	DATE JAN 2023 SHEET NO. U-7
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RECORD DRAWINGS

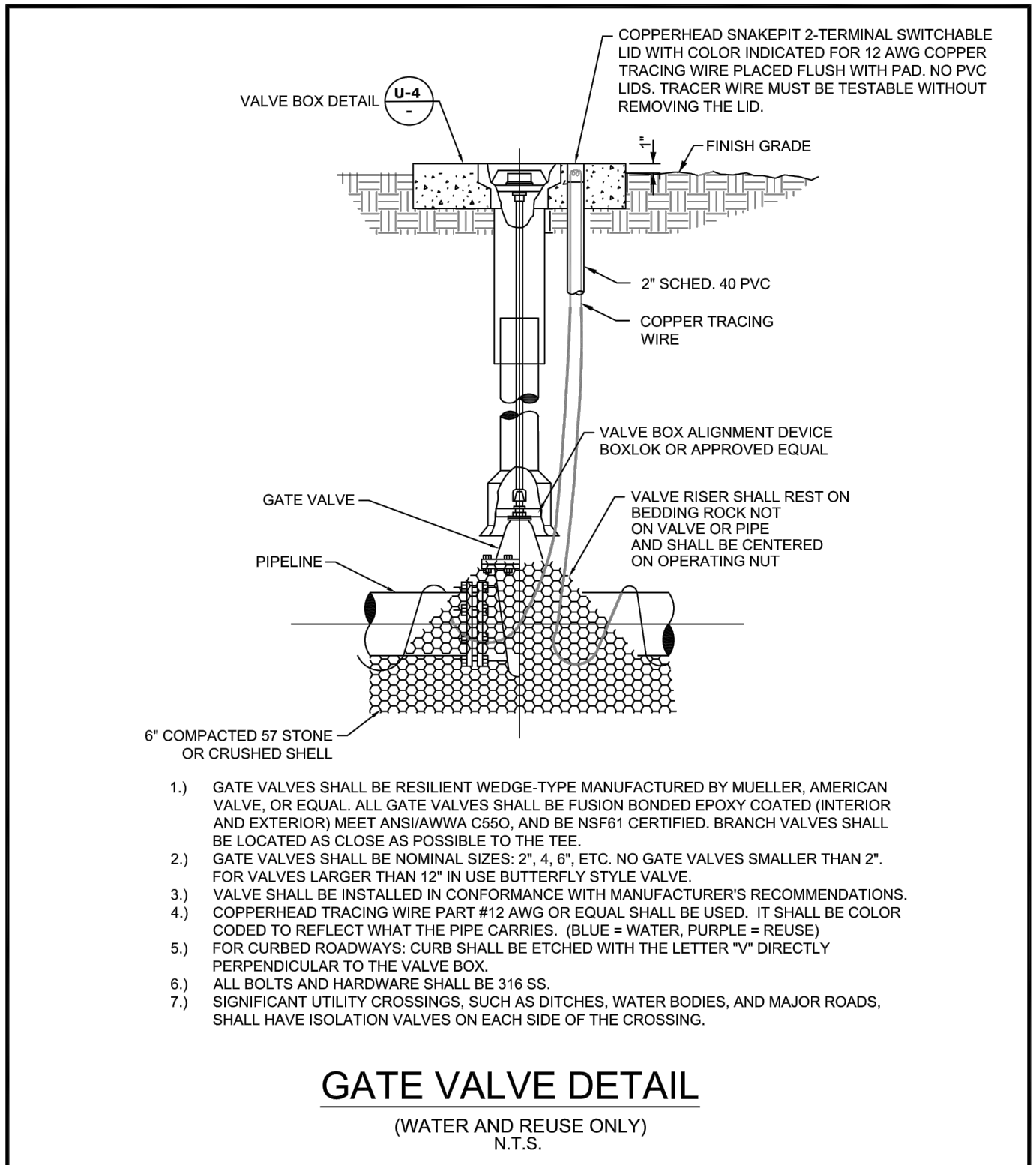
March 4, 2024

APPROVED

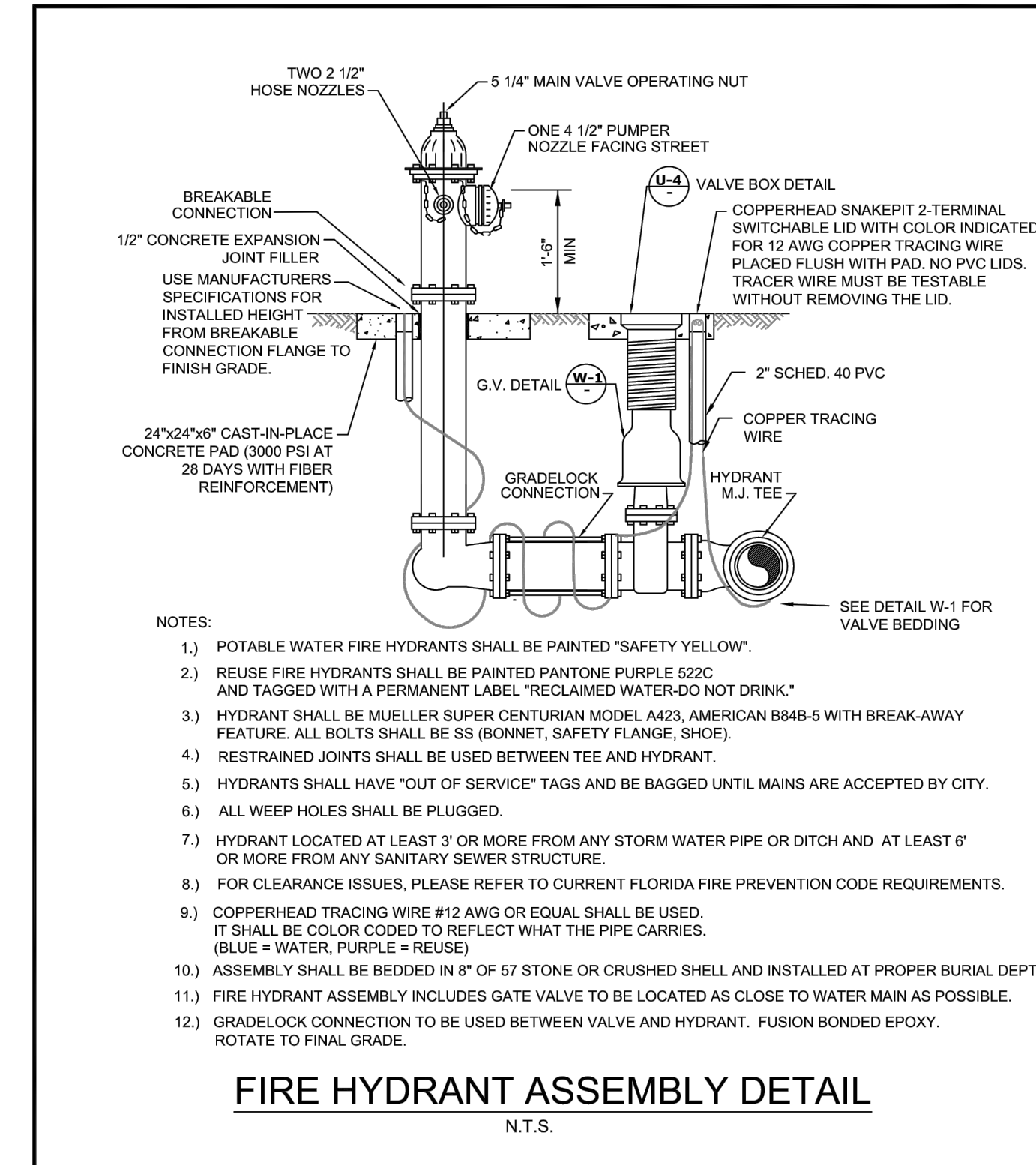
KHA PROJECT 248016000		DATE JAN 2024		SCALE AS SHOWN		DESIGNED BY ANDREW J. PLUTA, P.E.		DRAWN BY FLORIDA LICENSE NUMBER 92225		CHECKED BY DATE	
CITY OF VENICE MULTI-FAMILY WATER AND SEWER DETAILS				RANCH ROAD MULTI-FAMILY PREPARED FOR SCP ACQUISITIONS, LLC				CITY OF VENICE FLORIDA			
SHEET NUMBER C3.8						REVISIONS					
NO.						DATE					

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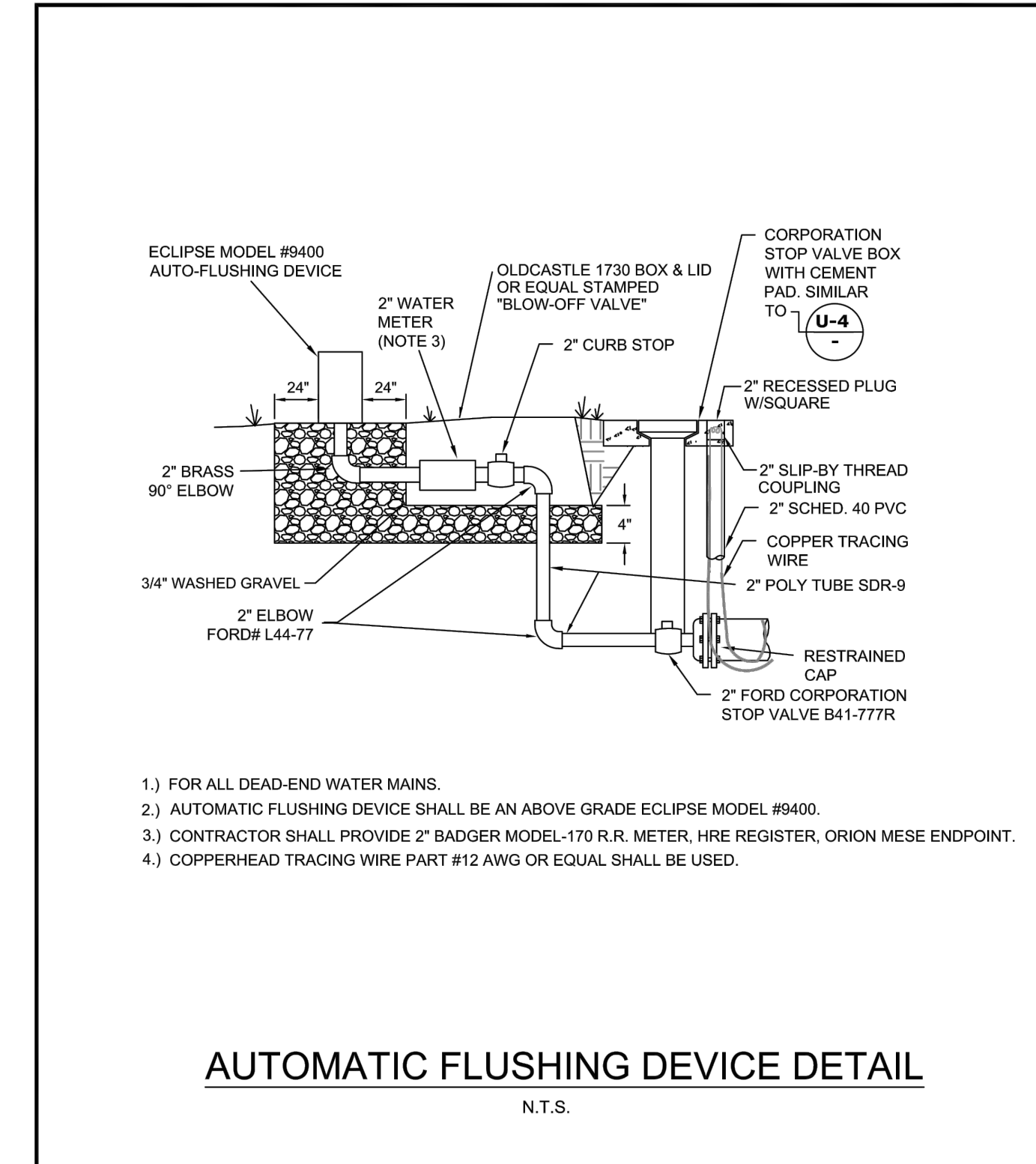
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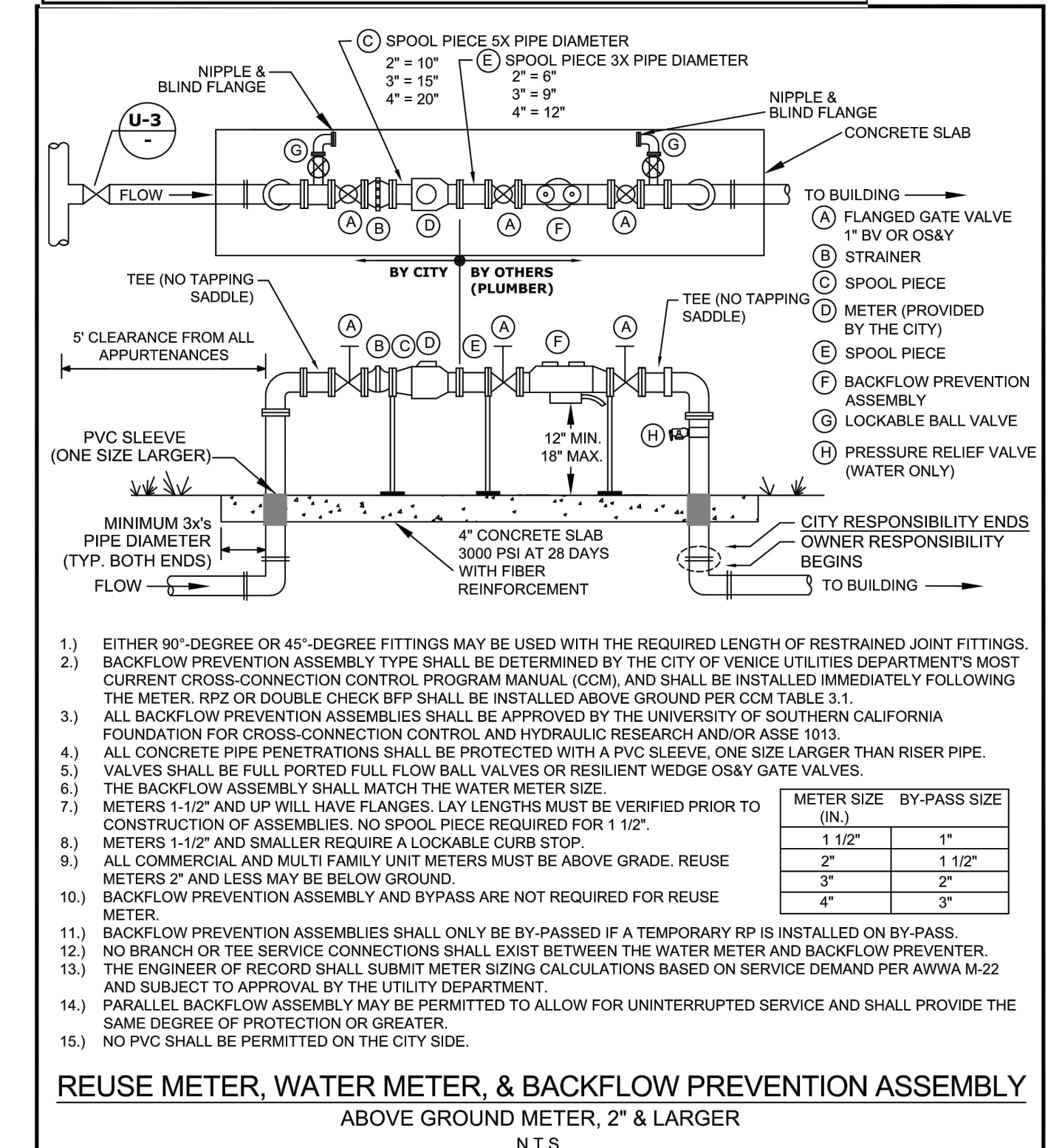
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	GATE VALVE	SHEET NO. W-1



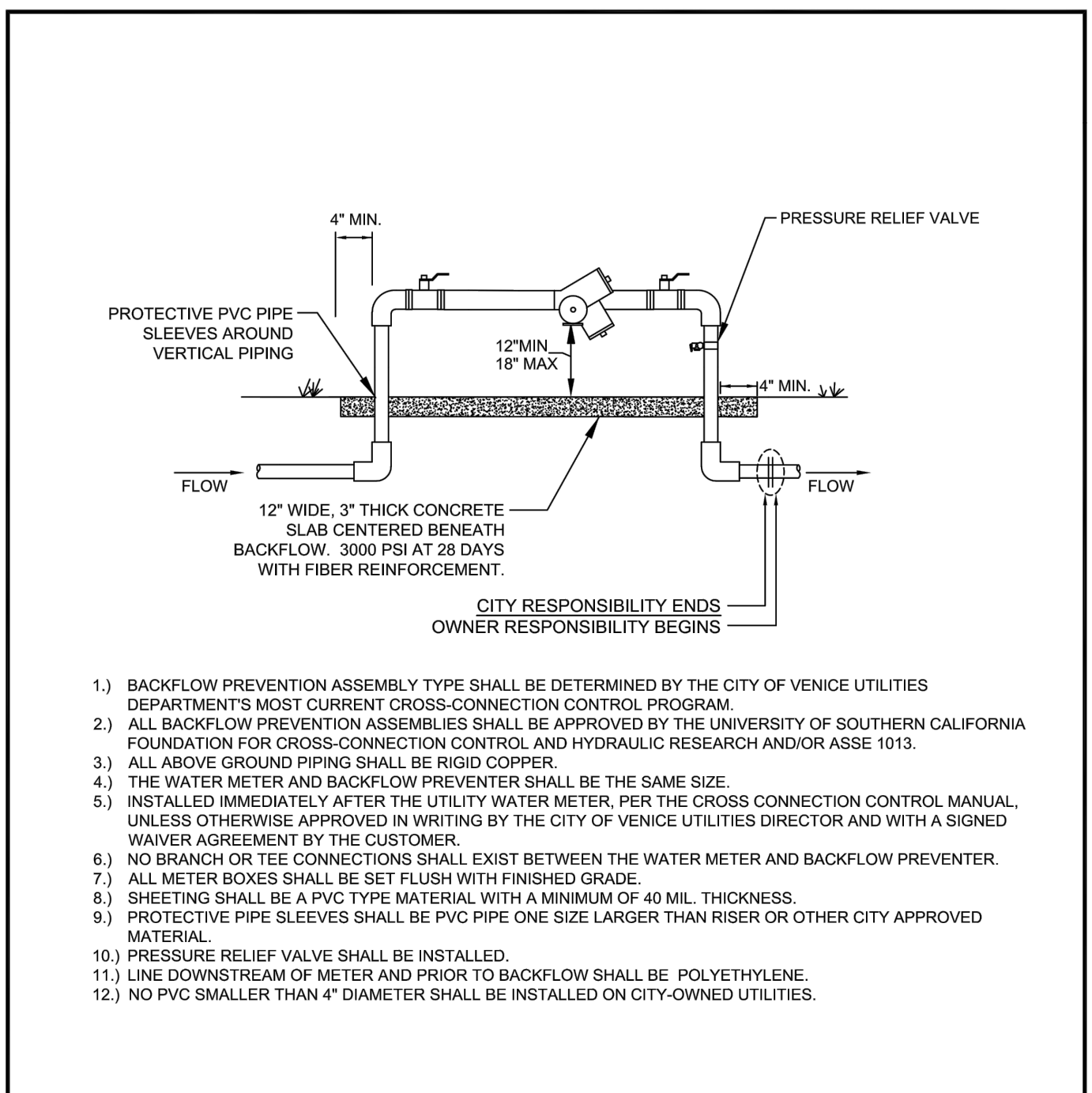
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	FIRE HYDRANT ASSEMBLY	SHEET NO. W-2



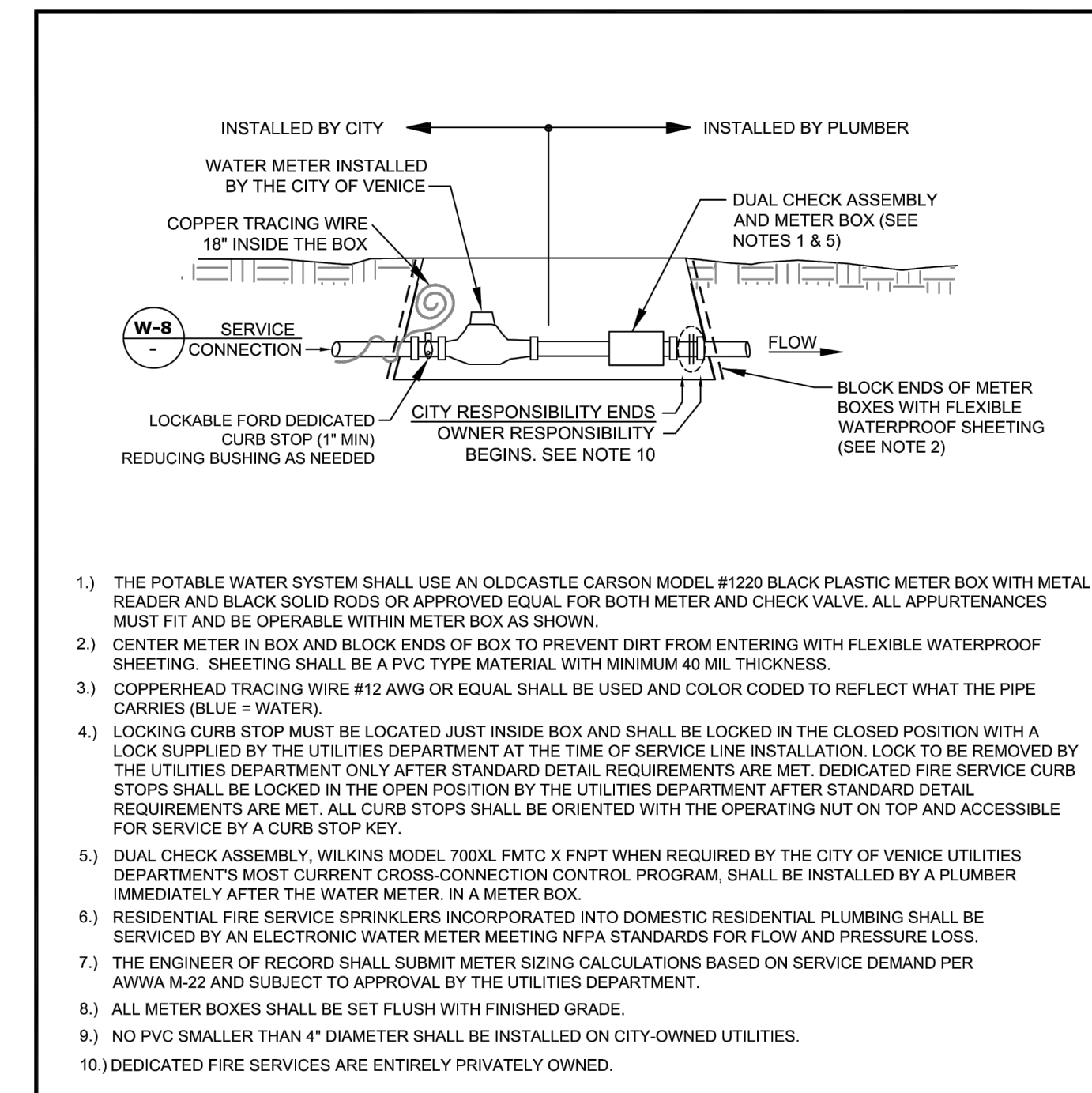
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	AUTOMATIC FLUSHING DEVICE	SHEET NO. W-3



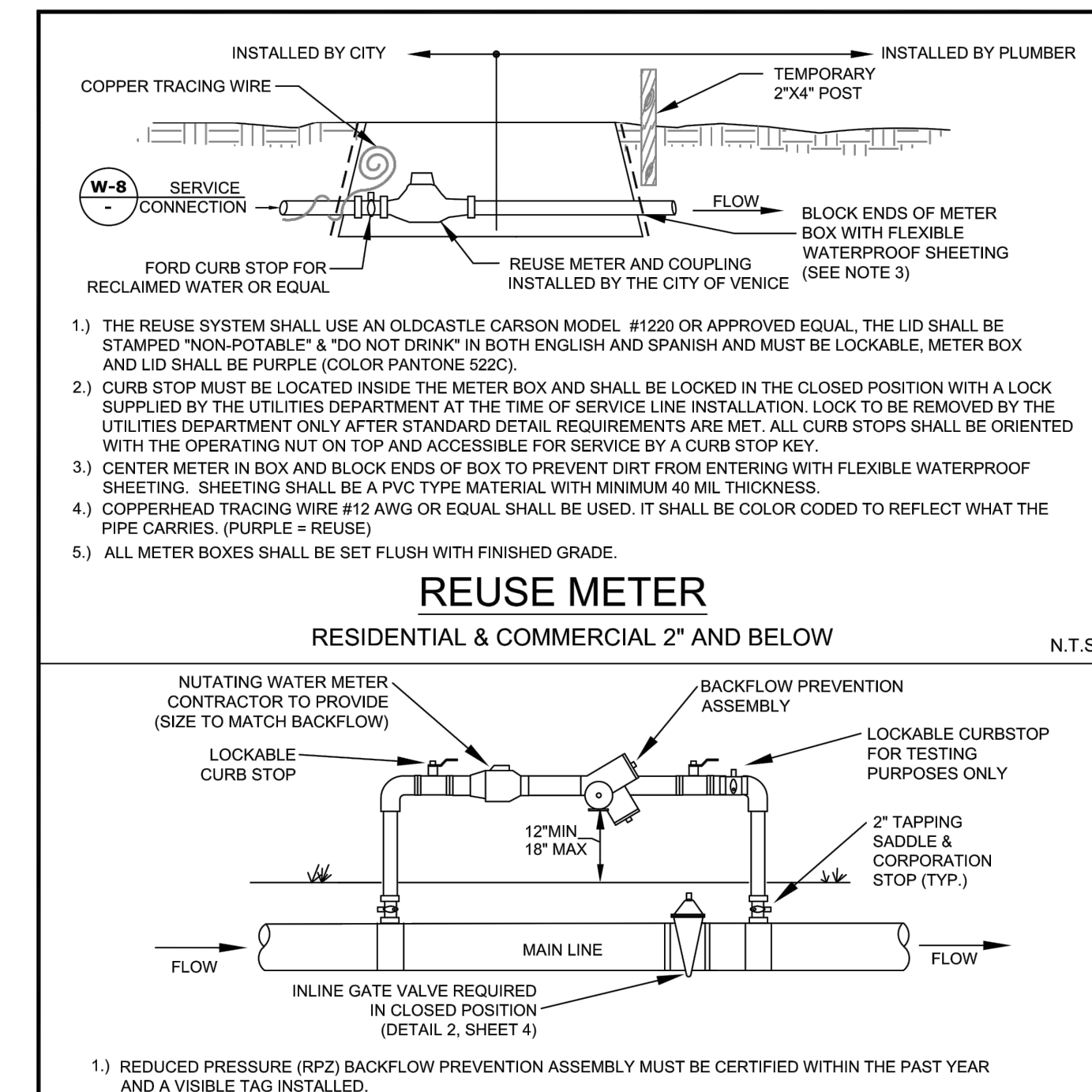
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	WATER & REUSE METER & BACKFLOW	SHEET NO. W-4



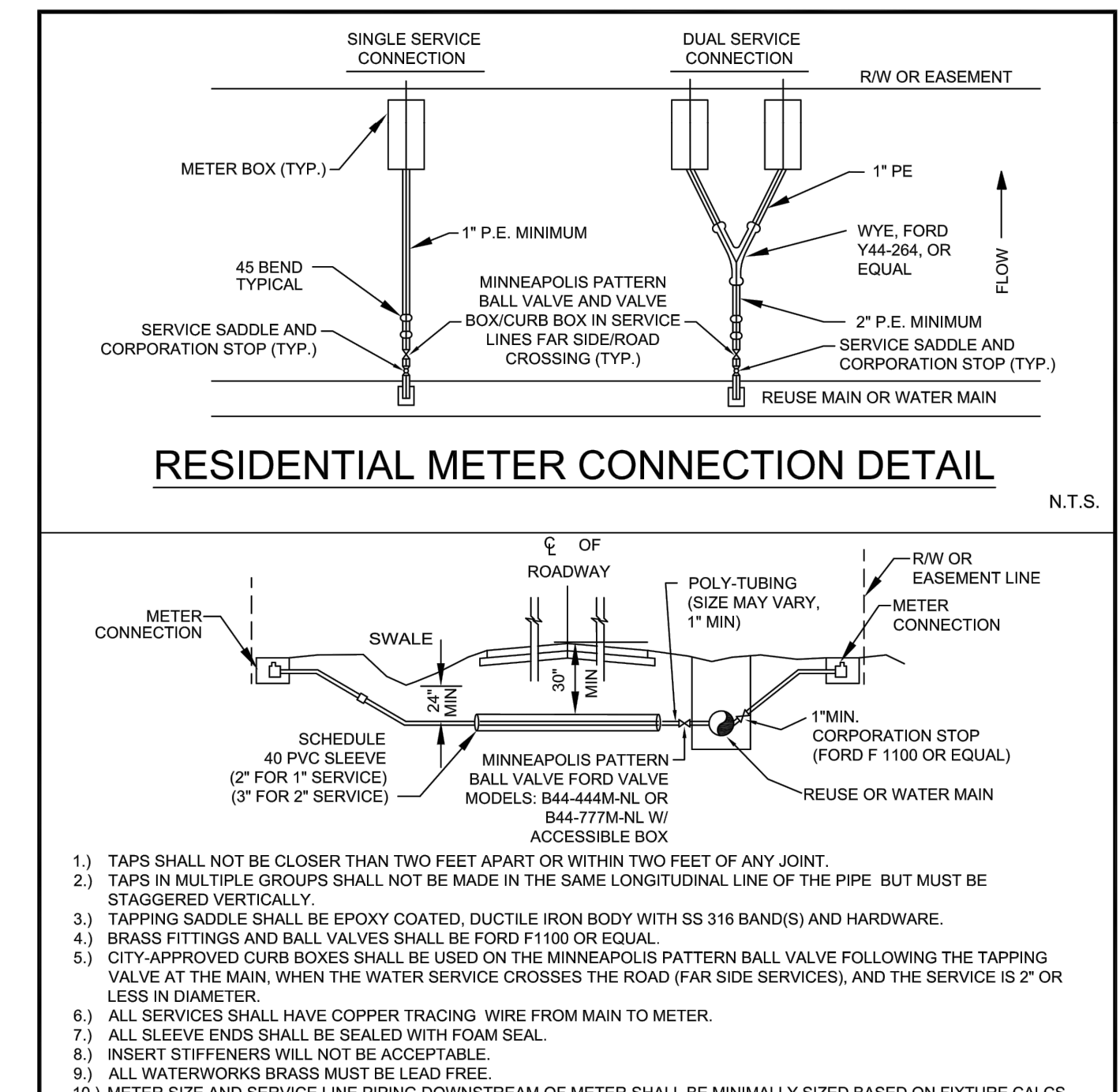
CITY OF VENICE ENGINEERING DEPARTMENT 401 WEST VENICE AVE. VENICE FL 34285 (941) 486-2626 FAX (941) 480-3031	UTILITIES - WATER	DATE JAN 2023
	BACKFLOW ASSEMBLY (NO MASTER METER)	SHEET NO. W-5



CITY OF VENICE ENGINEERING DEPARTMENT 401 WEST VENICE AVE. VENICE FL 34285 (941) 486-2626 FAX (941) 480-3031	UTILITIES - WATER	DATE JAN 2023
	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 2023
	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 2023
	RESIDENTIAL METER & SERVICE CONNECTION	SHEET NO. W-8

REVISIONS

NO.	DATE	BY

Kimley»Horn
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 1800 2ND STREET, SUITE 900, SARASOTA, FL 34236
 PHONE: 941-379-7600
 WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

LICENSED PROFESSIONAL
 ANDREW J. PLUTA, P.E.
 FLORIDA LICENSE NUMBER
 92225

KHA PROJECT
 248016000
 DATE
 JAN 2024
 SCALE AS SHOWN
 DESIGNED BY
 DRAWN BY
 CHECKED BY

CITY OF VENICE
RANCH ROAD MULTI-FAMILY WATER AND SEWER DETAILS
 PREPARED FOR
SCP ACQUISITIONS, LLC
 CITY OF VENICE

SHEET NUMBER
C3.9

Plotted By: Mowen, Erik Sheet: S:\RANCH ROAD MULTI-FAMILY Layout\C-7 - CITY OF VENICE WATER AND SEWER DETAILS January 16, 2024 04:34:05pm K:\SAR-Civil\248016000-RANCH ROAD MULTI-FAMILY CONSTRUCTION\Certification\2023-11-02-Backflow Certification and Turnover\CAD\C3.9 - CITY OF VENICE WATER AND SEWER This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and approval by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.