

PARTIAL UTILITY RECORD DRAWINGS

FOR

VENICE MEDICAL OFFICE

2501 and 2601 CURRY LANE, NOKOMIS, FLORIDA

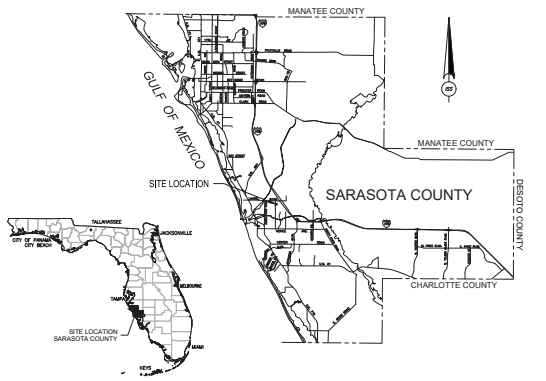
CITY OF VENICE

JANUARY 2021

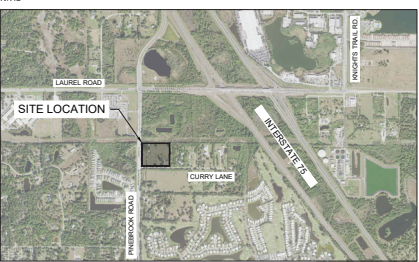


Thomas M. Vill

VICINITY MAPS



LOCATION MAP



SECTION 33, TOWNSHIP 38 S, RANGE 19 E
NOKOMIS, SARASOTA COUNTY, FL

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L-11	PLANTING DETAILS

CONTACTS

OWNER CASTO SOUTHEAST REALTY SVCS. 5391 LAKEWOOD RANCH BLVD., STE 100 SARASOTA, FLORIDA 34240 PHONE: (941) 552-2704	CIVIL ENGINEER INFRASTRUCTURE SOLUTIONS SERVICES, LLC 7319 MERCHANT COURT, SUITE B SARASOTA, FLORIDA 34240 PHONE: (941) 526-0813	LANDSCAPE ARCHITECT DAVID W. JOHNSTON ASSOCIATES, INC. 630 S. ORANGE AVENUE, SUITE 202 SARASOTA, FLORIDA 34236 PHONE: (941) 366-3159
SURVEYOR GEORGE F. YOUNG, INC. 10540 PORTAL CROSSING, STE. 105 LAKEWOOD RANCH, FLORIDA 34211 PHONE: (941) 747-2981	ARCHITECT FLEISCHMANGARCIA 5867 CATTLEMEN LANE, STE. B SARASOTA, FLORIDA 34232 PHONE: (941) 342-9293	

CITY OF VENICE AND/OR SARASOTA COUNTY
RIGHT-OF-WAY USE PERMITTING IS REQUIRED FOR ALL
WORK PROPOSED WITHIN MUNICIPAL R/W.
FDEP WATER AND CITY OF VENICE UTILITIES
CONSTRUCTION PERMITTING MAY BE REQUIRED.

ATTENTION SHOULD BE DIRECTED TO THE FACT THAT
THESE PLANS MAY HAVE BEEN REDUCED IN SIZE AND
SCALE BY REPRODUCTION. PLEASE NOTE THAT THIS
SHALL BE CONSIDERED WHEN OBTAINING SCALED DATA.

DEVELOPMENT DATA

PROJECT: VENICE MEDICAL OFFICE
ADDRESS: 2501 and 2601 CURRY LANE, VENICE, FLORIDA
PARCEL ID. NO.: 0387-12-0001 and 0387-12-0002
ZONING: CRI (OFFICE, PROFESSIONAL INSTITUTIONAL)
EXISTING USE: BUREAU, RESIDENTIAL
PROPOSED USE: MEDICAL OFFICE
GROSS SITE AREA: 440,110 S.F. OR 10.102 ACRES

EXISTING CONDITIONS:	USE	AREA	%
EXISTING IMPERVIOUS AREA (EXCLUDING BUILDINGS)		13,143 S.F. / 0.30 ACRES	3.0
EXISTING BUILDING AREA (FOOTPRINT)		9,629 S.F. / 0.22 ACRES	2.2
EXISTING OPEN AREA		417,338 S.F. / 9.58 ACRES	94.8
TOTAL SITE AREA:		440,110 S.F. / 10.10 ACRES	100%

PROPOSED CONDITIONS:	USE	AREA	%
PROPOSED IMPERVIOUS AREA (EXCLUDING BUILDINGS)		241,249 S.F. / 5.54 ACRES	54.8
PROPOSED BUILDING AREA (FOOTPRINT)		50,000 S.F. / 1.15 ACRES	11.4
PROPOSED OPEN AREA		148,861 S.F. / 3.42 ACRES	33.8
TOTAL SITE AREA:		440,110 S.F. / 10.10 ACRES	100%

CITY OF VENICE SITE AND DEVELOPMENT NOTES

- LEGAL DESCRIPTION: REFER TO ATTACHED SURVEY AND SHEET CH-001.
 - SURVEY: REFER TO ATTACHED SURVEY AND SHEET CS-001.
 - COMMON FACILITY STATEMENT: ALL COMMON AREAS ARE TO BE OF COMMON OWNERSHIP WITH THE DEVELOPMENT PARCEL. NO SEPARATE COMMON AREAS ARE PROVIDED.
 - STORMWATER CALCULATIONS: REFER TO ATTACHED STORMWATER SUMMARY.
 - SITE & DEVELOPMENT PLANS: REFER TO THIS PLAN SET FOR SITE AND DEVELOPMENT DESIGN.
 - SITE PLAN: REFER TO THIS PLAN SET FOR SITE PLAN DATA.
 - UTILITY PLAN DETAILS: REFER TO SHEETS CU-001 THROUGH CU-504 FOR UTILITY DESIGN AND ASSOCIATED DETAILS.
 - LANDSCAPING PLAN: REFER TO SHEETS L-05 THROUGH L-11 FOR LANDSCAPING DESIGN.
 - TREE PROTECTION PLAN: REFER TO SHEETS L-01 THROUGH L-04 FOR TREE PROTECTION.
 - SIGNAGE: REFER TO ATTACHED SIGNAGE PLAN FOR SITE SIGNAGE.
 - AS-BUILT ELEVATIONS: REFER TO ATTACHED AS-BUILT ELEVATIONS FOR THE BUILDING RECONSTRUCTION.
 - CONSTRUCTION PLAN APPROVAL: WILL NOT BE ISSUED UNTIL CONSTRUCTION PLAN FOR THE REQUIRED CURRY LANE ROADWAY IMPROVEMENTS HAVE BEEN APPROVED.
- ADDITIONAL SITE AND DEVELOPMENT NOTES
- POTABLE WATER AND FIRE SERVICE TO BE PROVIDED BY CONNECTION TO CITY OF VENICE UTILITY INFRASTRUCTURE (OFFSITE UTILITY/ROADWAY PLANS BY OTHERS).
 - WASTEWATER COLLECTION TO BE PROVIDED BY CONNECTION TO CITY OF VENICE UTILITY INFRASTRUCTURE (OFFSITE UTILITY/ROADWAY PLANS BY OTHERS).
 - PROPOSED BUILDINGS SHALL BE 2 STORIES (100,000 SF TOTAL GROSS FLOOR AREA).
 - PROPOSED BUILDINGS ARE TO BE FIRE SPRINKLED.
 - OFFSTREET PARKING: REQUIRED (MEDICAL OFFICE) = 1 SPACE/150 SF (100,000 SF/150 SF) = 667 SPACES REQUIRED.
 - OFFSTREET PARKING: PROVIDED = 545 SPACES.
 - A SPECIAL EXCEPTION FOR A MODIFICATION TO A STANDARD IS BEING REQUESTED AS PART OF THIS SUBMITTAL IN CONJUNCTION WITH THE ASSOCIATED SPECIAL EXCEPTION TO REDUCE THE PARKING REQUIREMENT. THE PARKING HAS BEEN SIGNIFICANTLY REDUCED TO ALLOW FOR TREE PRESERVATION AND IS PROPOSED CONSISTENT WITH THE CITY'S PROPOSED CODE CHANGE FOR PARKING. NEW CITY CODE PROPOSES A MINIMUM REQUIREMENT OF 4 SP/1,000 SF AND A MAXIMUM REQUIREMENT OF 8 SP/1,000 SF. THE PROPOSED CODE WOULD REQUIRE A MINIMUM OF 400 AND A MAXIMUM OF 800 SPACES. THE PLAN PROPOSES 545 SPACES CONSISTENT WITH THE PROPOSED CITY CODE.
 - OFFSTREET LOADING: 2 OFFSTREET LOADING AND 2 OFFSTREET LOADING/DROP-OFF AREAS ARE PROPOSED.
 - STORMWATER MANAGEMENT FACILITIES: PROPOSED ON-SITE STORMWATER CONVEYANCE SYSTEM HAS BEEN DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF VENICE AND SWAMP. THE PROPOSED BUILDINGS ROOF DRAINS SHALL BE ROUTED TO THE PROPOSED STORMWATER COLLECTION SYSTEM.
 - SEWAGE: ALL SEWAGE AND HANDICAPPED RAMP SHALL COMPLY WITH THE AMERICANS WITH DISABILITIES ACT (A.D.A.) AND THE FLORIDA ACCESSIBILITY CODE (F.A.C.).
 - MAINTENANCE OF COMMON FACILITIES: ALL COMMON FACILITIES WILL BE MAINTAINED BY THE PROPERTY OWNER.
 - ALL NON-TRAFFIC CONTROL SIGNAGE TO BE CONSIDERED AS CUES.
 - RECLAIMED WATER SHALL BE USED FOR IRRIGATION.
 - ALL WORK CONDUCTED IN THE CITY OF VENICE RIGHT-OF-WAY (ROW) WILL REQUIRE THE ISSUANCE OF A ROW USE PERMIT.
 - ALL WORK CONDUCTED IN SARASOTA COUNTY AND/OR ROW ROW SHALL REQUIRE A COPY OF THE ROWS PERMITS.
 - TREE REMOVAL PERMIT MUST BE OBTAINED FROM THE CITY OF VENICE.
 - POST-DEVELOPMENT RUNOFF DOES NOT EXCEED PRE-DEVELOPMENT RUNOFF VOLUME OR RATE FOR A 24-HOUR, 25 YEAR STORM EVENT.
 - ALL FIRE SERVICE BACKFLOW ASSEMBLIES SHALL BE INSTALLED BY A CERTIFIED CONTRACTOR WITH A CLASS 1 OR V CERTIFICATE OF COMPETENCY ISSUED BY THE STATE FIRE MARSHALL AS PER F.S. 883.323.
 - CONSTRUCTION SITE MUST BE POSTED WITH 24 HOUR CONTACT INFORMATION.
 - ALL UTILITIES, WHETHER PUBLIC OR PRIVATE, SHALL MEET CITY OF VENICE STANDARDS.
 - CONTACT PUBLIC WORKS SOLID WASTE DIVISION (941-486-2422) FOR APPROVAL OF PUMP-OUT LOCATION AND ABOUT PRIOR TO CONSTRUCTION.

Digitally signed by Jeff Morrow
Date: 2022.01.10 09:35:59 -0500

Jeffery B. Morrow

JEFFERY B. MORROW P.S.M.
FL CERT. NO. 6296

CERTIFICATION
I HEREBY CERTIFY THAT THE AS-BUILT MEASUREMENTS SHOWN HEREON ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS SURVEYED IN THE FIELD UNDER MY DIRECTION, TOGETHER WITH AS-BUILT MEASUREMENTS FROM MARKERS POSITIONED AND INFORMATION PROVIDED BY CONTRACTOR.
DATE OF LAST FIELD MEASUREMENTS: 01-07-22
PRINTED COPIES OF THIS DOCUMENT ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
ELECTRONIC COPIES OF THIS DOCUMENT ARE ONLY VALID IF THE DIGITAL CERTIFICATION AND DATED BY VERIFIED

INFRASTRUCTURE SOLUTION SERVICES
7319 MERCHANT COURT, UNIT B
SARASOTA, FLORIDA 34240
Phone: (941) 526-0813 FBPE CA# 29992

POINT BREAK SURVEYING, LLC
CERTIFICATE OF AUTHORIZATION LB 0007364
8111 Shiloh Court, Suite E
Sarasota, FL 34240
Phone: (941) 378-4797
Fax: (941) 378-0558

NO.	DATE	DESCRIPTION	REVISIONS
1	01/10/2022	PARTIAL UTILITY RECORD DRAWINGS	
2	01/10/2022	COMMENTS FROM CITY	
3	01/10/2022	COMMENTS FROM CITY	

PARTIAL UTILITY RECORD DRAWINGS

CASTO SOUTHEAST
VENICE MEDICAL OFFICE
COVER SHEET
CLIENT:
DRAWING TITLE:

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

WASTEWATER COLLECTION NOTES

1. REFER TO THE GENERAL SITE CONSTRUCTION NOTES, SUPPLEMENTAL SPECIFICATIONS (IF APPLICABLE), AND PLAN SPECIFIC NOTES FOR SUPPLEMENTAL SANITARY SEWER CONSTRUCTION REQUIREMENTS.
2. CONTRACTOR SHALL COORDINATE WITH ARCHITECT'S PLANS FOR EXACT LOCATIONS OF PROPOSED SANITARY SEWER SERVICE CONNECTIONS.
3. GRAVITY SANITARY SEWER PIPE SHALL BE SDR 26 PVC, COLOR CODED GREEN UNLESS OTHERWISE SPECIFIED.
4. THE CONTRACTOR SHALL PROVIDE SIGNED AND SEALED AS-BUILT SURVEY RECORD DRAWINGS PREPARED BY A PROFESSIONAL SURVEYOR AND MAPPER REGISTERED IN THE STATE OF FLORIDA. THE RECORD DRAWINGS SHALL BE PROVIDED TO THE ENGINEER FOR REVIEW AND CONCURRENCE AND SHALL INDICATE HORIZONTAL AND VERTICAL DIMENSIONAL/TOPOGRAPHIC DATA SO THAT CONSTRUCTED IMPROVEMENTS MAY BE LOCATED AND DELINEATED SO THE ENGINEER OF RECORD CAN DETERMINE IF THE IMPROVEMENTS WERE CONSTRUCTED IN CONFORMANCE WITH THE APPROVED CONSTRUCTION PLANS. AS-BUILT DRAWING PRESENTATION AND DATA SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE APPLICABLE REGULATORY AGENCIES. IT SHALL BE NOTED THAT THE RECORD DRAWING PLANS MAY BE REQUIRED TO BE PREPARED ON THE ENGINEERING BASE PLANS AS PERMITTED BY THE AGENCY HAVING JURISDICTION.
5. WHERE HORIZONTAL SEPARATION BETWEEN WATER MAIN AND SANITARY SEWER MAIN IS LESS THAN 10 FEET, OR WHERE WATER MAIN CROSSES UNDER SANITARY SEWER MAIN, WATER MAIN SHALL BE C-900 PVC DR-14 OR ENCASED IN CONCRETE, UNLESS OTHERWISE DIRECTED.
6. DURING SEWER PIPE INSTALLATION, THE CONTRACTOR SHALL IMMEDIATELY BACKFILL THE TRENCH AFTER EACH SECTION OF PIPE IS INSTALLED. MAXIMUM OPEN TRENCH LENGTH SHALL BE 40 FEET.
7. ALL SEWER PIPE SHALL BE INSTALLED TO THE LINES AND GRADES SHOWN ON THE PLANS AND PROFILES. GRAVITY SEWER PIPE (MANS) SHALL NOT HAVE LESS THAN 42" COVER UNLESS OTHERWISE SPECIFIED. NO ADDITIONAL PAYMENT SHALL BE MADE TO THE CONTRACTOR FOR INSTALLING LINES AT GREATER THAN 42" COVER OVER PIPE.
8. ALL COMPACTION DENSITY SHALL BE VERIFIED IN A REPORT BY A PROFESSIONAL ENGINEERING FIRM LICENSED IN THE STATE OF FLORIDA AND SIGNED AND SEALED BY A PROFESSIONAL ENGINEER. ANY UNSATISFACTORY OR FAILING TEST AREAS SHALL BE RE-COMPACTED BY THE CONTRACTOR UNTIL DENSITY TESTS PASS, AT NO ADDITIONAL EXPENSE TO THE OWNER.
9. THE CONTRACTOR SHALL PROVIDE SHOP DRAWINGS TO THE ENGINEER FOR REVIEW AND APPROVAL PRIOR TO THE FABRICATION OF PROPOSED SEWER SYSTEM IMPROVEMENTS. SHOP DRAWINGS SHALL BE CLEARLY MARKED DENOTING THE SPECIFIC ITEM FOR REVIEW. WHERE A DEVIATION FROM THE DESIGN IS PROPOSED, THE SHOP DRAWING SHALL HAVE A SPECIFIC NOTE DETAILING THE DEVIATION AND REASON FOR SUCH.
10. TESTING IS REQUIRED FOR ALL PROPOSED IMPROVEMENTS IN ACCORDANCE WITH APPLICABLE AGENCY STANDARDS. CONTRACTOR TO PROVIDE ENGINEER A MINIMUM OF 48 HOUR NOTICE FOR WITNESSING REQUIRED TESTING.
11. ANY UTILITY EASEMENTS SHALL BE PROVIDED AS INDICATED FOR THE PROPOSED SANITARY SEWER COLLECTION SYSTEM. ANY PROPOSED EASEMENT SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE OWNER AND THE AGENCY HAVING JURISDICTION.

WATER DISTRIBUTION NOTES

1. REFER TO THE GENERAL SITE CONSTRUCTION NOTES, SUPPLEMENTAL SPECIFICATIONS (IF APPLICABLE), AND PLAN SPECIFIC NOTES FOR SUPPLEMENTAL WATER DISTRIBUTION CONSTRUCTION REQUIREMENTS.
2. CONTRACTOR SHALL COORDINATE WITH ARCHITECT'S PLANS FOR EXACT LOCATION OF PROPOSED POTABLE WATER SERVICE AND FIRE RISER CONNECTIONS.
3. PVC WATER MAIN SHALL BE C-900 PVC DR18, COLOR CODED BLUE UNLESS OTHERWISE SPECIFIED. PVC FIRE/FDC FIRE LINE SHALL BE C-900 DR-14, COLOR CODED BLUE AND SHALL BE INSTALLED IN ACCORDANCE WITH NFPA 24 AND BY A LICENSED FIRE PROTECTION CONTRACTOR.
4. THE CONTRACTOR SHALL PROVIDE SIGNED AND SEALED AS-BUILT SURVEY RECORD DRAWINGS PREPARED BY A PROFESSIONAL SURVEYOR AND MAPPER REGISTERED IN THE STATE OF FLORIDA. THE RECORD DRAWINGS SHALL BE PROVIDED TO THE ENGINEER FOR REVIEW AND CONCURRENCE AND SHALL INDICATE HORIZONTAL AND VERTICAL DIMENSIONAL/TOPOGRAPHIC DATA SO THAT CONSTRUCTED IMPROVEMENTS MAY BE LOCATED AND DELINEATED SO THE ENGINEER OF RECORD CAN DETERMINE IF THE IMPROVEMENTS WERE CONSTRUCTED IN CONFORMANCE WITH THE APPROVED CONSTRUCTION PLANS. AS-BUILT DRAWING PRESENTATION AND DATA SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE APPLICABLE REGULATORY AGENCIES. IT SHALL BE NOTED THAT THE RECORD DRAWING PLANS MAY BE REQUIRED TO BE PREPARED ON THE ENGINEERING BASE PLANS AS PERMITTED BY THE AGENCY HAVING JURISDICTION.
5. WHERE HORIZONTAL SEPARATION BETWEEN WATER MAIN AND SANITARY SEWER MAIN IS LESS THAN 10 FEET, OR WHERE WATER MAIN CROSSES UNDER SANITARY SEWER MAIN, WATER MAIN SHALL BE C-900 PVC DR-14 OR ENCASED IN CONCRETE, UNLESS OTHERWISE DIRECTED.
6. FOR PVC WATER MAIN, 12 GAUGE, THIN INSULATED, SOLID COPPER WIRE SHALL BE LAID IN THE PIPE TRENCH. WIRE SHALL BE CONTINUOUS FROM VALVE BOX TO VALVE BOX, WRAPPED TWO TIMES AROUND EACH JOINT OF PIPE AND EXTENDED INSIDE EACH VALVE BOX TO ENABLE LOCATION DEVICES TO BE ATTACHED WITHOUT DIGGING UP THE VALVE BOX.
7. ALL WATER PIPE SHALL BE INSTALLED TO THE LINES AND GRADES SHOWN ON THE PLANS AND PROFILES. WATER PIPE SHALL NOT HAVE LESS THAN 36" COVER UNLESS OTHERWISE SPECIFIED. NO ADDITIONAL PAYMENT SHALL BE MADE TO THE CONTRACTOR FOR INSTALLING LINES AT GREATER THAN 36" COVER OVER PIPE.
8. ALL COMPACTION DENSITY SHALL BE VERIFIED IN A REPORT BY A PROFESSIONAL ENGINEERING FIRM LICENSED IN THE STATE OF FLORIDA AND SIGNED AND SEALED BY A PROFESSIONAL ENGINEER. ANY UNSATISFACTORY OR FAILING TEST AREAS SHALL BE RE-COMPACTED BY THE CONTRACTOR UNTIL DENSITY TESTS PASS, AT NO ADDITIONAL EXPENSE TO THE OWNER.
9. THE CONTRACTOR SHALL PROVIDE SHOP DRAWINGS TO THE ENGINEER FOR REVIEW AND APPROVAL PRIOR TO THE FABRICATION OF PROPOSED WATER SYSTEM IMPROVEMENTS. SHOP DRAWINGS SHALL BE CLEARLY MARKED DENOTING THE SPECIFIC ITEM FOR REVIEW. WHERE A DEVIATION FROM THE DESIGN IS PROPOSED, THE SHOP DRAWING SHALL HAVE A SPECIFIC NOTE DETAILING THE DEVIATION AND REASON FOR SUCH.
10. TESTING IS REQUIRED FOR ALL PROPOSED IMPROVEMENTS IN ACCORDANCE WITH APPLICABLE AGENCY STANDARDS. CONTRACTOR TO PROVIDE ENGINEER A MINIMUM OF 48 HOUR NOTICE FOR WITNESSING REQUIRED TESTING.
11. PROPER FITTINGS SHALL BE USED FOR APPROPRIATE ANGLE CHANGES. LONG RADIUS CURVES, EITHER HORIZONTAL OR VERTICAL, MAY BE LAID WITH STANDARD PIPE DEFLECTIONS AT THE JOINTS. THE MAXIMUM DEFLECTIONS AT PIPE JOINTS AND LAYING RADII FOR THE VARIOUS PIPE LENGTHS SHALL NOT EXCEED 75% OF THE PIPE MANUFACTURER'S RECOMMENDATIONS.
12. ANY UTILITY EASEMENTS SHALL BE PROVIDED AS INDICATED FOR THE PROPOSED WATER DISTRIBUTION SYSTEM. ANY PROPOSED EASEMENT SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE OWNER AND THE AGENCY HAVING JURISDICTION.

GENERAL UTILITY NOTES

1. REFER TO SHEETS UTILITY SHEETS AND LEGENDS, UTILITY SYSTEM NOTES, AND DETAILS FOR WATER DISTRIBUTION AND SANITARY SEWER COLLECTION SYSTEMS.
2. ALL UTILITY CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF VENICE UTILITIES DEPARTMENT REQUIREMENTS. CONTRACTOR SHALL CONTACT AGENCY HAVING JURISDICTION PRIOR TO CONSTRUCTION (AT LEAST 72 HOURS NOTICE) TO SCHEDULE A PRECONSTRUCTION MEETING AND FOR ALL REQUIRED TESTING.
3. FDEP WASTEWATER PERMITS AND CITY OF VENICE UTILITY CONSTRUCTION AND RIGHT-OF-WAY USE PERMITS ARE REQUIRED.
4. CONTRACTOR SHALL COORDINATE WITH ARCHITECT AND MEP PLANS FOR EXACT LOCATION OF THE BUILDING'S UTILITY SERVICE TIE-INS.
5. PRIOR TO BUILDING CONSTRUCTION, CONTRACTOR SHALL CONSTRUCT AND HAVE IN SERVICE ALL ASSOCIATED UNDERGROUND WATER MAINS AND HYDRANTS PER FIRE MARSHAL'S REQUIREMENTS.
6. ALL WATER MAINS AND APPURTENANCES OUTSIDE OF CITY OF VENICE RIGHT-OF-WAY AND/OR PUBLIC UTILITY EASEMENTS SHALL BE PRIVATELY MAINTAINED BY THE PROPERTY OWNER.
7. REFER TO DETAIL ON SHEET CU-502 FOR RESTRAINTMENT REQUIREMENTS FOR WATER MAIN.
8. CONTRACTOR SHALL RESTRAIN ALL WATER MAIN JOINTS WITHIN CITY OF VENICE RIGHT-OF-WAY, FOR ALL FIRE MAIN, AND POTABLE WATER MAINS. CONTRACTOR SHALL RESTRAIN REQUIRED JOINTS FOR POTABLE WATER MAIN (OUTSIDE CITY OF VENICE RIGHT-OF-WAY) PER CITY OF VENICE REQUIREMENTS AND RESTRAIN TABLE.
9. ONLY ONE CONNECTION TO THE EXISTING WATER SYSTEM SHALL BE MADE UNTIL 2 BACTERIOLOGICAL TESTS HAVE BEEN SUCCESSFULLY COMPLETED AND SUBMITTED TO CITY OF VENICE UTILITIES.
10. A DEP WATER PERMIT IS REQUIRED FOR THIS PROJECT; THE FOLLOWING SPECIFIC ACTIONS MUST BE TAKEN PRIOR TO PLACING WATER LINE INTO SERVICE:
 - 1) A water line pressure test is required. A representative/inspector from the engineer of record and the utility must be present for the test. A copy of the actual pressure test report shall be provided by the engineer's representative/inspector to CITY OF VENICE UTILITIES.
 - 2) Prior to bacteriological testing, the contractor shall disinfect the water system. The utility inspector shall be present for the disinfection procedure to assure that the proper level of chlorination was met. Contact CITY OF VENICE UTILITIES to schedule the disinfection verification.
 - 3) Successful completion of bacteriological analyses is required by the CITY OF VENICE AND SARASOTA COUNTY Health Dept (SCHD). The tests must be conducted over 2 consecutive days, Monday through Friday before 11:00 AM only. The test results must be submitted whether the bacteriological tests passed or failed.
12. HYDRANT FLOW TEST INFORMATION SHALL BE PROVIDED FOR THE HYDRANTS REQUIRED FOR THIS PROJECT FOLLOWING CITY OF VENICE STANDARDS. (THE FIRE DEPARTMENT AND APPROPRIATE UTILITY COMPANY MUST BE CONTACTED PRIOR TO ANY FLOW TESTING). THE HYDRANTS SHALL BE PAINTED AND COLOR CODED WITH QUALITY PAINT WITH A SUN INHIBITOR AND BLUE REFLECTIVE MARKERS IN PLACE PRIOR TO FINAL CONSTRUCTION SIGNOFF (NFPA 291).
13. CONTRACTOR SHALL COORDINATE WITH DEVELOPER FOR LOCATION, SIZE, AND CONNECTION LOCATION OF PROPOSED ELECTRICAL SERVICE AND TRANSFORMER. PROPOSED TRANSFORMER SHALL BE PLACED WITHIN 50' OF THE PROPOSED BUILDING(S).
14. PROPOSED UTILITY EASEMENTS SHALL BE APPROVED BY CITY OF VENICE AND RECORDED PRIOR TO ISSUANCE OF TCO OR CO. CONTRACTOR SHALL ADVISE AS SOON AS INFRASTRUCTURE IS IN PLACE SO EASEMENTS CAN BE PREPARED.
15. WHEN NEW HYDRANTS ARE INSTALLED, THEY SHOULD BE TEMPORARILY BAGGED FOR NO MORE THAN 1 OR 2 BUSINESS DAYS AND THEN THE BONNET SHALL BE PAINTED BLACK. IF THE PROJECT HAS AN FDEP WATER PERMIT, THE WATER MAINS MUST BE CERTIFIED PRIOR TO FLOW TESTING. IF THERE IS NO FDEP WATER PERMIT, THEN THERE SHALL BE 2 DAYS OF PASSING Bact TEST RESULTS PRIOR TO FLOW TESTING. AFTER THE HYDRANT HAS BEEN FLOW TESTED IT SHALL IMMEDIATELY BE PAINTED THE APPROPRIATE COLOR AND PLACED INTO SERVICE. IF THERE IS NO ONE WITH THE PANTS AT THE FLOW TEST, THE TEST SHALL BE RESCHEDULED.
16. EXISTING WATER METER(S) TO BE REMOVED AND RETURNED TO CITY OF VENICE. CONTRACTOR SHALL COORDINATE WITH CITY OF VENICE FOR PROCESS.

SITE FIRE MARSHAL NOTES

1. ALL BUILDINGS OR SYSTEMS SHALL REQUIRE A SEPARATE FIRE ALARM, FIRE SPRINKLER, FIRE MAIN UNDERGROUND AND FIRE SUPPRESSION SYSTEM PERMIT WHEN APPLICABLE BY CODE FOR EACH BUILDING IN ACCORDANCE WITH THE FLORIDA BUILDING CODE AND FLORIDA FIRE PREVENTION CODE. PLEASE RELAY THIS INFORMATION TO THE CONTRACTORS.
2. 16.3.4.5 STAIRS SHALL MEET THE REQUIREMENTS OF NFPA 1-16.3.4.5.1 THROUGH 16.3.5.2; IN ALL BUILDINGS OVER ONE STORY IN HEIGHT, AT LEAST ONE STAIRWAY SHALL BE PROVIDED THAT IS IN USABLE CONDITION AT ALL TIMES AND THAT MEETS THE REQUIREMENTS OF NFPA 101.
3. PER NFPA 1-11.10 IN ALL NEW AND EXISTING BUILDINGS, A MINIMUM RADIO SIGNAL STRENGTH FOR FIRE DEPARTMENT COMMUNICATIONS SHALL BE MAINTAINED AT A LEVEL DETERMINED BY THE AUTHORITY HAVING JURISDICTION (AHJ).
4. A STABILIZED SURFACE SHALL BE PROVIDED FOR EMERGENCY ACCESS, MUST BE ABLE TO SUPPORT A MINIMUM 32 TONS IN ANY WEATHER. (NFPA 1, 18.2.3.4.2)

EXISTING LEGEND

- EXISTING SPOT ELEVATION (PAVED/UNPAVED)
EXISTING FACILITIES
EXISTING PROPERTY LINE

PROPOSED LEGEND

- PROPOSED ASPHALT PAVEMENT
PROPOSED CONCRETE PAVEMENT/SIDWALK
PROPOSED STORMWATER MANAGEMENT AREA (VAULT)
PROPOSED BUILDING
PROPOSED WATER MAIN
PROPOSED FIRE MAIN
PROPOSED SANITARY SERVICE
PROPOSED INLET AND STORM PIPE

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PROJECT NO.	CSE003	PROJECT NAME	VENICE MEDICAL OFFICE
DATE	01/07/21	CLIENT	CASIO SOUTHEAST
SCALE	NTS	DESIGNER	INFRASTRUCTURE SOLUTION SERVICES, LLC
SHEET NO.	CU-001	DATE	03/09/2021
COMMENTS FROM CITY			

INFRASTRUCTURE SOLUTION SERVICES

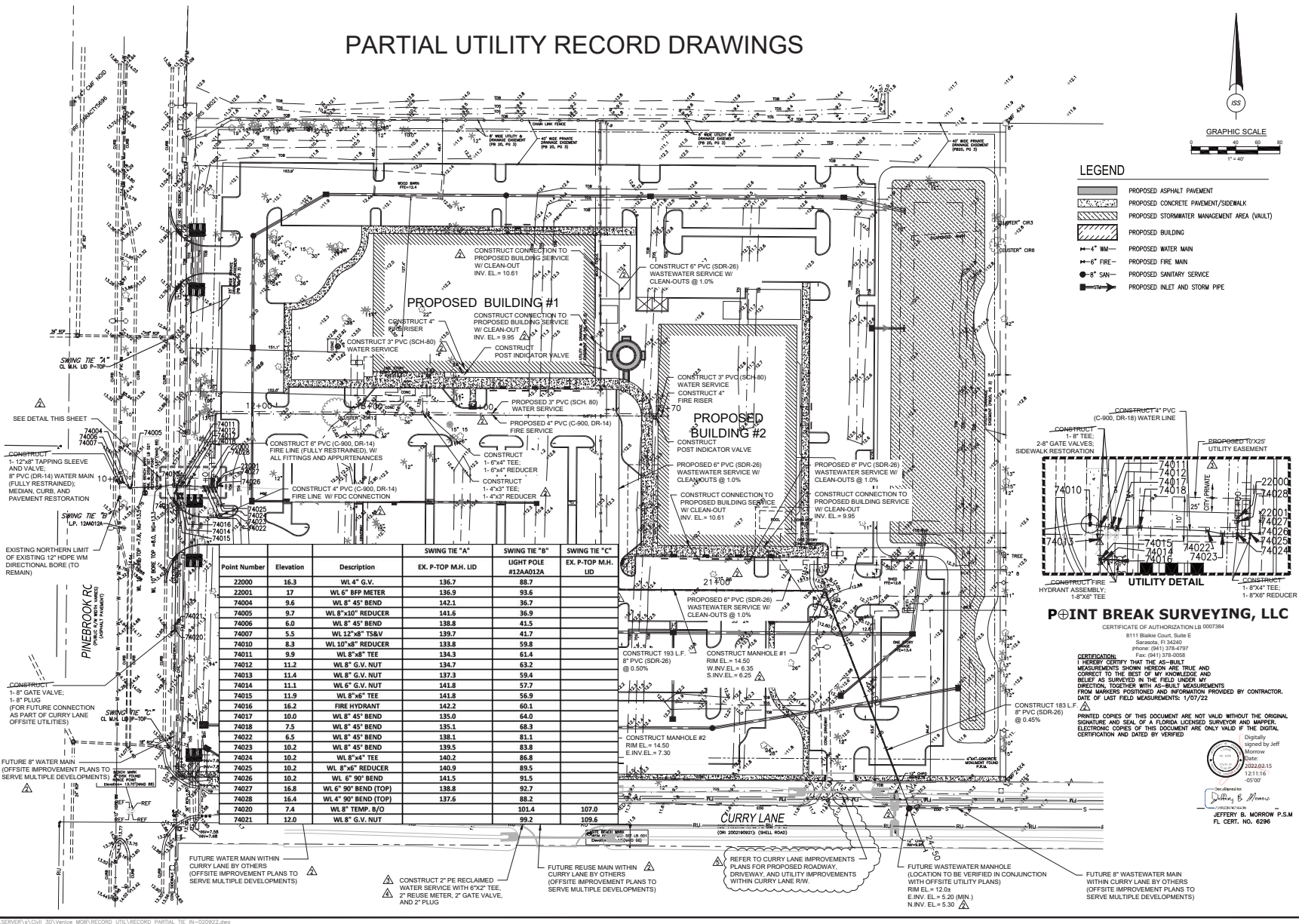
7315 Merchant Court, Suite B
Sarasota, Florida 34240
Phone: 941.555.1234
www.infrastructuresolutions.com

UTILITY NOTES AND LEGENDS
VENICE MEDICAL OFFICE
CASIO SOUTHEAST

PROJECT NO.	CSE003	PROJECT NAME	VENICE MEDICAL OFFICE
DATE	01/07/21	CLIENT	CASIO SOUTHEAST
SCALE	NTS	DESIGNER	INFRASTRUCTURE SOLUTION SERVICES, LLC
SHEET NO.	CU-001	DATE	03/09/2021

CU-001

PARTIAL UTILITY RECORD DRAWINGS



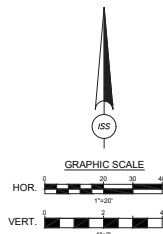
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7319 Merchant Court, Suite B
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www.infrasolutions.com

PARTIAL UTILITY RECORD DRAWING
VENICE MEDICAL OFFICE
CASTO SOUTHEAST

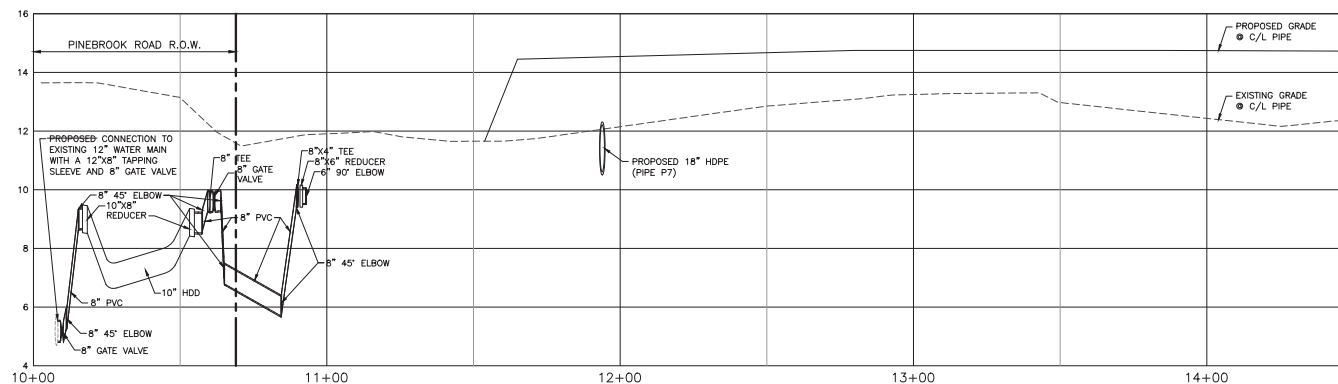
CSE003
DATE: 01/07/21
SCALE: 1" = 40'

MWM
DRAWN BY: ISS
CHKD BY: MWM

CU-101



Point Number	Elevation	Description	SWING TIE "A"	SWING TIE "B"	SWING TIE "C"
			EX. P-TOP M.H. UID	LIGHT POLE #12AA012A	EX. P-TOP M.H. UID
22000	16.3	WL 4" G.V.	136.7	88.7	
22001	17	WL 6" RPP METER	136.9	93.6	
74004	9.7	WL 8" 45° BEND	142.1	36.1	
74005	9.7	WL 8"x10" REDUCER	141.6	36.9	
74006	6.0	WL 8" 45° BEND	138.8	41.5	
74007	5.5	WL 12"x8" T&Sv	139.7	41.7	
74010	8.3	WL 10"x8" REDUCER	133.8	59.8	
74011	9.5	WL 6"x8" TEE	134.3	51.4	
74012	11.2	WL 6" G.V. NUT	134.7	63.2	
74013	11.4	WL 8" G.V. NUT	137.3	59.4	
74014	11.1	WL 6" G.V. NUT	141.8	57.7	
74015	11.9	WL 8"x5" TEE	141.8	56.9	
74016	16.2	FIRE HYDRANT	142.2	60.1	
74017	10.0	WL 8" 45° BEND	135.0	64.0	
74018	7.5	WL 8" 45° BEND	135.1	68.3	
74022	6.5	WL 8" 45° BEND	138.1	81.1	
74023	10.2	WL 8" 45° BEND	139.5	83.8	
74024	10.3	WL 8"x5" TEE	140.2	85.8	
74025	10.2	WL 8"x5" REDUCER	140.0	89.5	
74026	10.2	WL 6" 90° BEND	141.5	91.5	
74027	16.8	WL 6" 90° BEND (TOP)	138.8	92.7	
74028	16.4	WL 4" 90° BEND (TOP)	137.6	88.2	
74030	7.4	WL 8" TEMP. R/O		101.4	107.0
74031	12.0	WL 8" 6.5" R/O		98.2	107.6

[illegible]

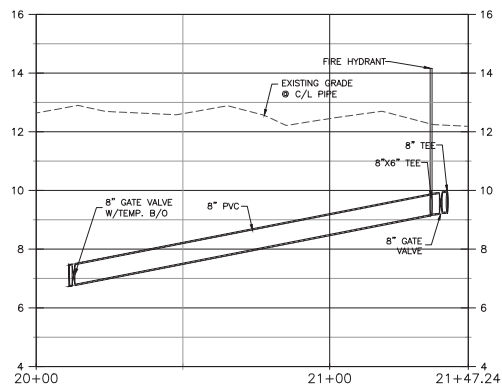
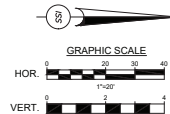
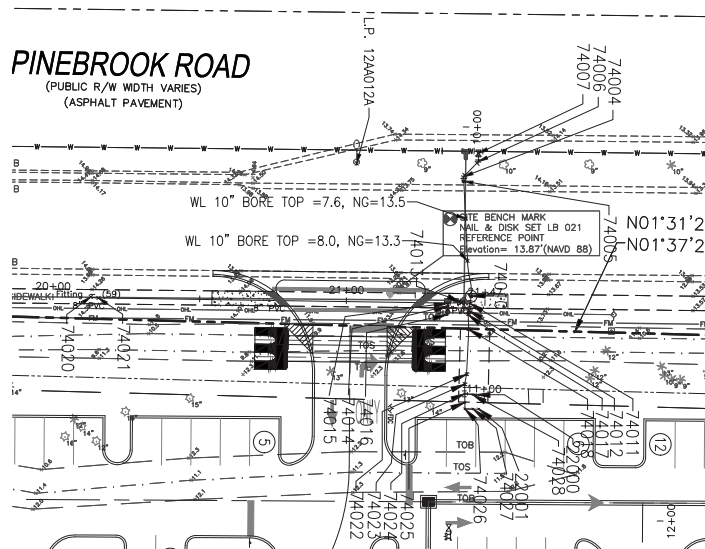
**INFRASTRUCTURE
SOLUTION SERVICES**

7319 Merchant Court, Suite B
Sarasota, Florida 34240
Phone: (941) 526-0813

DRAWING TITLE	PARTIAL UTILITY RECORD DRAWING UTILITY PROFILE
CLIENT	VENICE MEDICAL OFFICE CASTO SOUTHEAST

PROJECT NO.: CSE003	PROJ. MGR: MWN
DATE: 01/07/21	DRWN. BY: ISS
SCALE: AS NOTED	CHKD. BY: MWN

CU-201



Point Number	Elevation	Description	SWING TIE "A"	SWING TIE "B"	SWING TIE "C"
			EX. P-TOP M.H. LID	LIGHT POLE #12AA012A	EX. P-TOP M.H. LID
22000	16.3	WL 4" G.V.	136.7	88.7	
22001	17	WL 6" BFP METER	136.9	93.6	
74004	9.6	WL 8" 45° BEND	142.1	36.7	
74005	9.7	WL 8"x10" REDUCER	141.6	36.9	
74006	6.0	WL 8" 45° BEND	138.8	41.5	
74007	5.5	WL 12"x8" TS&V	139.7	41.7	
74010	8.3	WL 10"x8" REDUCER	133.8	59.8	
74011	9.9	WL 8"x8" TEE	134.3	61.4	
74012	11.2	WL 8" G.V. NUT	134.7	63.2	
74013	11.4	WL 8" G.V. NUT	137.3	59.4	
74014	11.1	WL 6" G.V. NUT	141.8	57.7	
74015	11.9	WL 8"x6" TEE	141.8	56.9	
74016	16.2	FIRE HYDRANT	142.2	60.1	
74017	10.0	WL 8" 45° BEND	135.0	64.0	
74018	7.5	WL 8" 45° BEND	135.1	68.3	
74022	6.5	WL 8" 45° BEND	138.1	81.1	
74023	10.2	WL 8" 45° BEND	139.5	83.8	
74024	10.2	WL 8"x4" TEE	140.2	86.8	
74025	10.2	WL 8"x6" REDUCER	140.9	89.5	
74026	10.2	WL 6" 90° BEND	141.5	91.5	
74027	16.8	WL 6" 90° BEND (TOP)	138.8	92.7	
74028	16.4	WL 4" 90° BEND (TOP)	137.6	88.2	
74029	7.4	WL 8" TEMP. B/O		101.4	107.0
74021	12.0	WL 8" G.V. NUT		99.2	109.6

				NORMAN M. L. L. ROOSE SENIOR ENGINEER, STATE OF FLORIDA, HAS BEEN DIGNITARY SIGNED BY THE DIGNITARY SIGNED P.L. 00000000000000000000 P.L. 00000000000000000000	
				COPIES OF THIS DOCUMENT ARE MAINTAINED IN THE FOLLOWING PLACES: THE DIGNITARY SIGNED AND THE DIGNITARY SIGNED ELECTRONIC COPY IN	
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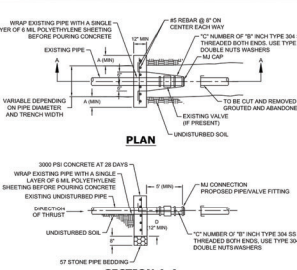
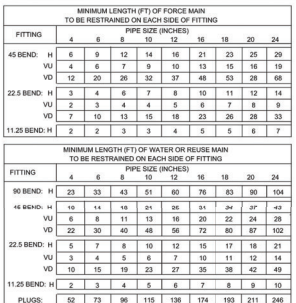
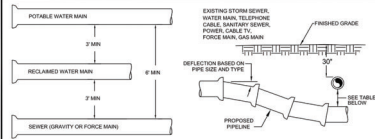
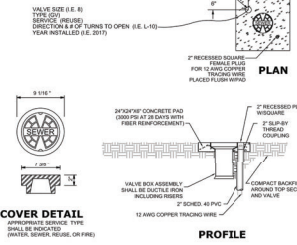
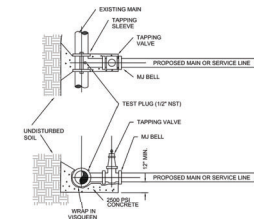
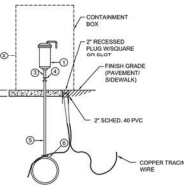


LEAD-IN SIZE	SLEEVE SIZE
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N.T.S.



N.T.S.

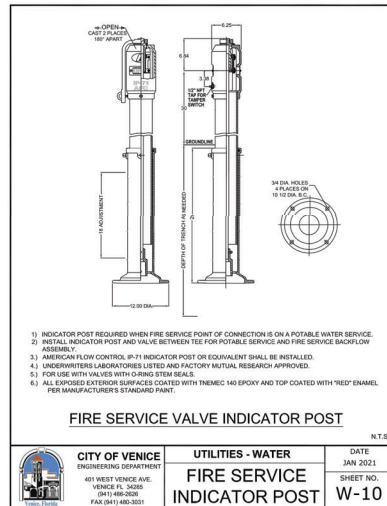
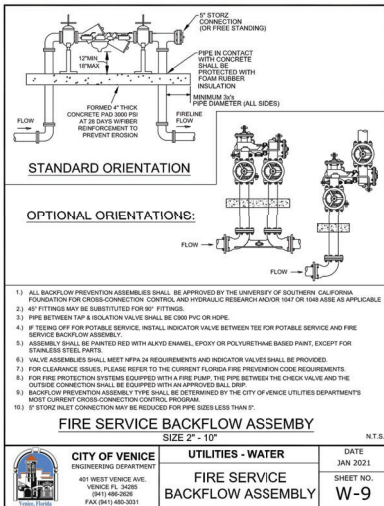
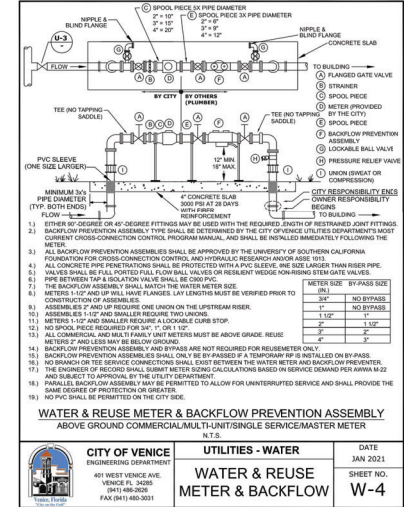
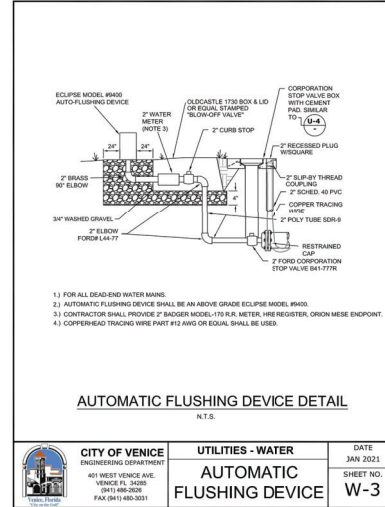
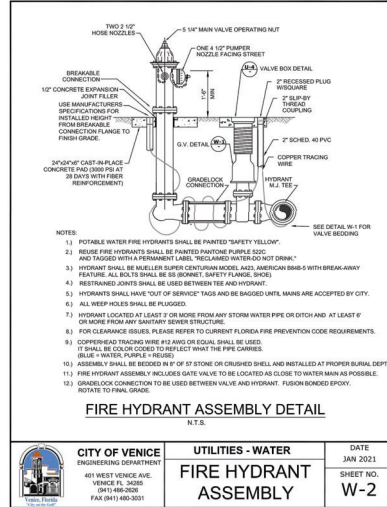
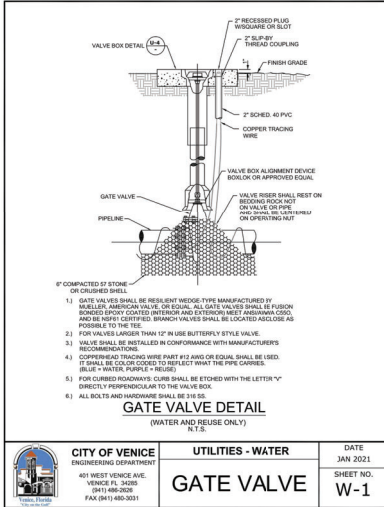


DESCRIPTION

INFRASTRUCTURE

UTILITY DETAILS

PROJECT NO.
CSE0
TE:



NO.	DATE	DESCRIPTION	REVISION
1	03/19/2021	UPDATED DETAILS	

INFRASTRUCTURE SOLUTION SERVICES

7319 Merchant Court, Suite B
Sarasota, Florida 34240
Phone: (941) 552-1100
www.infrastructuresolutions.com

UTILITY/DETAILS

VENICE MEDICAL OFFICE

CASIO SOUTHEAST

CLIENT:

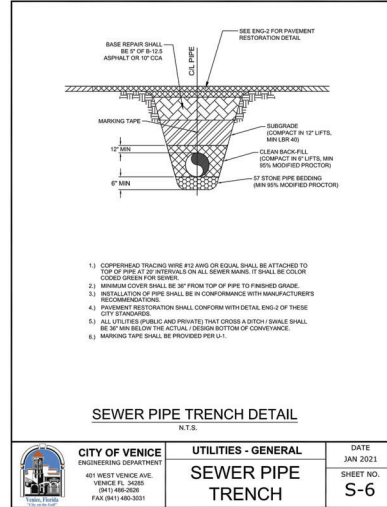
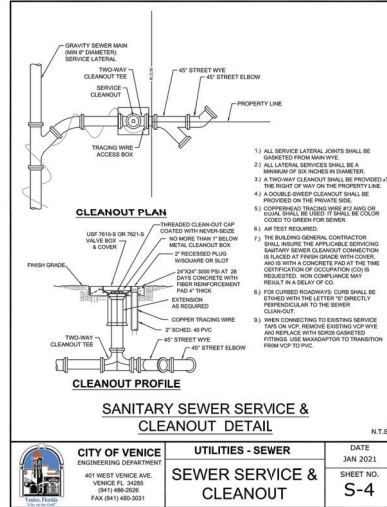
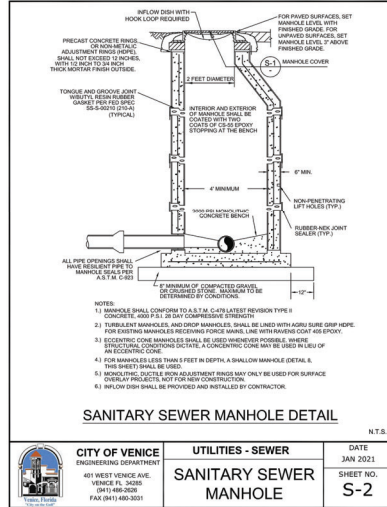
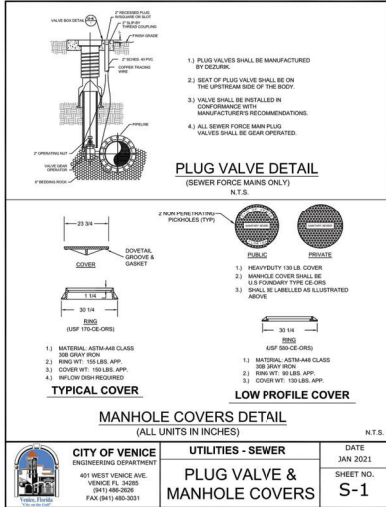
PROJECT NO: **CSE003** PROJ MGR: **MWM**

DATE: **01/07/21** ISS

SCALE: **AS NOTED** CHD: **BY**

SHEET NO: **MWM**

CU-503



		7319 Merchant Court, Suite B Sarasota, Florida 34240 Phone: (941) 526-0813 www.infrastructsolutions.com		
		NO.	DATE	DESCRIPTION
1	03/19/2021	1	03/19/2021	1
				REVISIONS
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