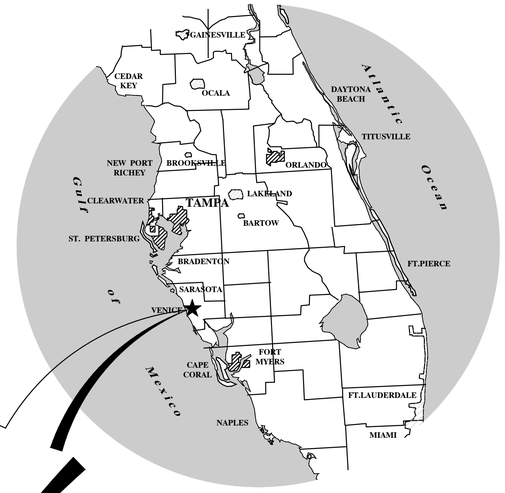
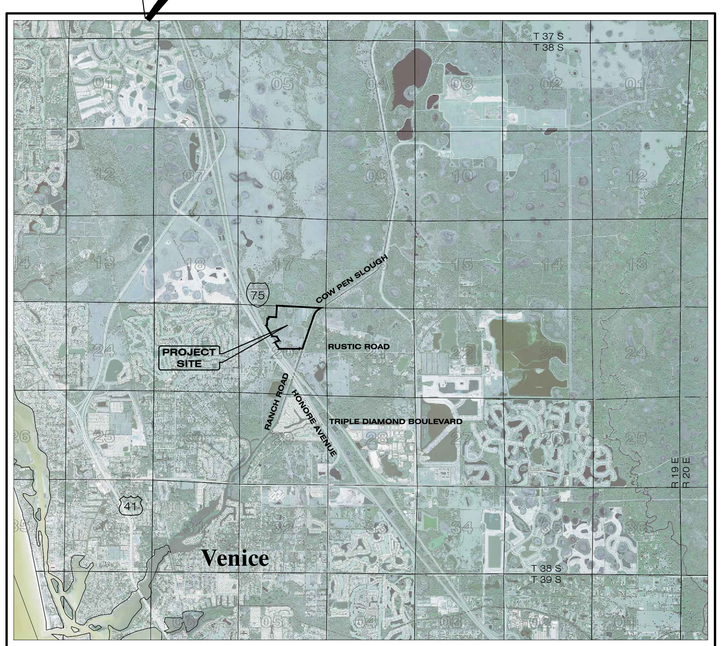
RUSTIC ROAD NORTH

~~PHASES 1 & 2~~

~~CONSTRUCTION PLANS~~

RECORD DRAWINGS PHASE 2 WATER ONLY





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

RECORD DRAWINGS
August 29, 2025
APPROVED

INDEX OF CONSTRUCTION PLANS

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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 Azeele 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~~ 42.07	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.

DATE OF LAST FIELD SURVEY 05/30/2025

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

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

Jordan A. Schrader
2025.06.03
15:26:59-04'00'

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

FRONTIER COMMUNICATIONS
TONI CANNON
3712 W WALNUT ST
TAMPA, FL 33607
813-875-1014

SARASOTA COUNTY TRAFFIC
MARK RICHMOND
PO BOX 8
SARASOTA, FL 34230-0008
941-861-0942

FLORIDA POWER & LIGHT
JOEL BRAY
CONTACT BY PHONE
386-586-6403

COMCAST
LEONARD MAXWELL-NEWBOLD
2601 SW 145TH AVE
MIRAMAR, FL 33027
754-221-1254

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. 825345
WATER DEP	
SEWER DEP	
PARCEL ID NO.(S)	0362-00-1010, 0364-04-0002

CALL 48 HOURS BEFORE YOU DIG
IT'S THE LAW!
DIAL 811
811 Know what's below. Call before you dig.
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

DATE	SHEET NO.	BY
06-03-2025	RECORD DATA 45-51	JRD
04-25-2024	27	MMR
05-18-2023	5,19-26,29-33,35-56	JRD
03-29-2023	29	RR
12-20-2022	8,11,19,35	MED
06-13-2022	57,58	DA
05-05-2022	11,12	TJF
04-19-2022	27,29,31,35-37,42,43,57,58	TJF
04-04-2022	11,50	TJF
03-25-2022	12	TJF
11-15-2021	1,5,35,45,46	DA
11-05-2021	1,29,30,33,35,37,42,45	DA
10-22-2021	1,8,18-20,27,29,32,33,35-52,57	DA
05-17-2021	INITIAL SUBMITTAL	JAS

REVISIONS

RUSTIC ROAD NORTH
PHASES 1 & 2

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: 06/03/2025
JORDAN A. SCHRADER, P.E. NO. 74798
FLORIDA PROFESSIONAL ENGINEER

DATE: 06-03-2025	JOB NO. JEN-RU-008

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

STREET & DRAINAGE	WATER & SANITARY SEWER
DESIGNED BY: FERREIRA	DESIGNED BY: DUNCAN
DRAWN BY: DUNCAN	DRAWN BY: DUNCAN

FILE: CV

P:\RUSTIC ROAD\NORTH-SF\INSPECTION & CERT\NORTH PH 2\MASTER RECORD SET\VM CAD\CV.DWG-COVER SHEET 2025/06/03 1:54 PM CLD ENGINEER01

GENERAL NOTES:

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

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

3. MAINTENANCE OF COMMON FACILITIES STATEMENT:
   - THE OWNER, LDD AND/OR HOA SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE STORMWATER MANAGEMENT SYSTEM AND ROADS. THE CITY OF VENICE WILL NOT MAINTAIN THE STORMWATER MANAGEMENT SYSTEM AND/OR ROADS
   - THE CITY OF VENICE WILL OWN & MAINTAIN THE WATER & SEWER SYSTEM

4. EXISTING LAND USE:
   VACANT LAND

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

6. FLOOD ZONE:
   THE SITE APPEARS TO LIE WITHIN FLOOD ZONE "A" AND "X" ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) - FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY-PANEL NO.'S 12115C0245F EFFECTIVE DATE NOVEMBER 4, 2016.

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

IMPERVIOUS:	35 AC.
PERVIOUS:	77.76 AC.
WETLANDS & OSWs	16.37 AC.
TOTAL:	129.13 AC.

8. SETBACKS:

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

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

10. PARKING CALCULATIONS:

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

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

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

13. UTILITY NOTES:
    A. FDEP WASTEWATER, FDEP WATER, AND CITY OF VENICE UTILITY PERMITS ARE REQUIRED.
    B. WATER DISTRIBUTION CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF VENICE SPECIFICATIONS.
    C. SANITARY SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF VENICE SPECIFICATIONS
    D. THE CONTRACTOR SHALL CONTACT "SUNSHINE STATE" ONE CALL, FPL, AND ALL OTHER UTILITY COMPANIES PRIOR TO ANY WORK ONSITE OR OFFSITE SO THAT THE EXACT LOCATION OF ALL UTILITIES CAN BE DETERMINED.
    E. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO SEPTIC TANKS LOCATED ON THIS SITE.
    F. ANY WELLS DISCOVERED DURING EARTH MOVING, EXCAVATION OR CONSTRUCTION MUST BE REPORTED TO THE ENVIRONMENTAL ENGINEERING WITHIN 24 HOURS OF DISCOVERY. IF SAID WELL HAS NO USE IT SHALL BE PLUGGED BY A LICENSED WELL DRILLING CONTRACTOR IN AN APPROVED MANNER.
    G. ALL UTILITIES INCLUDING TELEPHONE, TELEVISION CABLE AND ELECTRICAL SYSTEMS SHALL BE INSTALLED UNDERGROUND.
    H. ALL IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST VERSION OF THE CITY OF VENICE STANDARD DETAILS.

14. UTILITY PROVIDERS:

CITY OF VENICE UTILITIES DEPT.
DAMIEN STILLINGS
3510 LAUREL ROAD E
VENICE, FL 34275
941-882-7300

FLORIDA POWER & LIGHT
JOEL BRAY
CONTACT BY PHONE
386-586-6403

FRONTIER COMMUNICATIONS
TONI CANNON
3712 W WALNUT ST
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2601 SW 145TH AVE
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941-861-0942

TECO-PEOPLES GAS- SARASOTA
JOAN DOMNING
8416 PALM RIVER RD
TAMPA, FL 33619
813-275-3783

15. CITY OF VENICE REQUIRED NOTES:
    1. ALL WORK CONDUCTED IN THE CITY OF VENICE RIGHT-OF-WAY (ROW) WILL REQUIRE ISSUANCE OF A RIGHT-OF-WAY USE PERMIT, (N/A).
    2. ALL WORK CONDUCTED IN CITY OF VENICE, SARASOTA COUNTY AND/OR FDOT ROW SHALL REQUIRE A COPY OF THE ISSUED PERMITS.
    3. TREE REMOVAL PERMIT MUST BE OBTAINED FROM CITY OF VENICE NATURAL RESOURCES DEPARTMENT.
    4. POST DEVELOPMENT RUNOFF DOES NOT EXCEED PRE-DEVELOPMENT RUNOFF VOLUME OR RATE FOR A 24-HOUR, 25-YEAR STORM EVENT.
    5. ALL FIRE SERVICE BACKFLOW ASSEMBLIES SHALL BE INSTALLED BY A CERTIFIED CONTRACTOR WITH A CLASS 1, 11 OR V CERTIFICATE OF COMPETENCY ISSUED BY THE STATE FIRE MARSHALL AS PER F.S. 633.521.
    6. CONSTRUCTION SITE MUST BE POSTED WITH 24-HOUR CONTACTS INFORMATION.
    7. ALL UTILITIES WHETHER PUBLIC OR PRIVATE SHALL MEET CITY OF VENICE AND/OR SARASOTA COUNTY STANDARDS.
    8. CONTACT PUBLIC WORKS SOLID WASTE DIVISION (941-486-2422) FOR APPROVAL OF DUMPSTER LOCATION AND LAYOUT PRIOR TO CONSTRUCTION

RUSTIC ROAD NORTH PARCEL PRELIMINARY PLAT LEGAL DESCRIPTION

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

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

Containing 129.092 acres, more or less.

STREET & DRAINAGE CONSTRUCTION NOTES:

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

POND/LAKE EXCAVATION NOTE:

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

SOIL REUSE REQUIREMENTS:

At least the following six (6) types of materials are present on-site that require proper handling/treatment by the Contractor, during the course of site development/construction activities, in accordance with the noted reuse requirements for each type. Although some soil material quality control testing will be randomly and periodically performed by the project Geotechnical Consultant, as required, working for the Owner, it is the Contractors sole responsibility to reuse onsite soil materials as described and specified below. All discovered or future filling or material reuse work onsite not in accordance or compliance with these notes, or any future adverse impacts or consequences resulting from the Contractors failure to properly reuse soil materials onsite as specifically described below, will be the Contractors sole responsibility for remedy and repair at his cost. If the Contractor has any questions regarding any of the soil materials onsite, the project Geotechnical reports (which he needs to obtain from the Owner or Geotechnical Consultant/ Engineer), or any questions associated with the notes below, it is presumed that the Contractor will satisfactorily resolve such questions/concerns prior to site demolition, clearing, grubbing, stripping and excavation operations begin.
Please note, local, state and federal rules, laws, and regulations prohibiting soil reuse as described below shall take precedence and shall be followed to the fullest extent.

1. Site Demolition Debris (Site demolition debris, not generally considered an environmental/contamination hazard, includes such items as wood pieces, concrete pieces, plastic pipe pieces,certain metal/steel pieces, or similar. If any such debris or other demolition debris is considered an environmental/contamination hazard, or if burial onsite of such materials is prohibited by the governing environmental agency, then all such materials shall be hauled off site by the Contractor for proper disposal, in accordance with all applicable governing environmental agency requirements. In no case, shall any such debris materials remain, or be placed by the Contractor, beneath any type of structure, pavement, roadway, house, building, pipeline, slab, etc.)All Site Demolition Debris shall be removed from the site development and disposed of properly in accordance with all applicable governing environmental agency requirements.

2. Clearing and Grubbing Debris (Site clearing and grubbing debris includes all larger organic materials, such items as trees, stumps, limbs, brush, vegetation, or similar; all such materials must be either "burned" or "mulched" by the Contractor prior to reuse or disposal onsite.)If acceptable to the governing environmental agency, then all such "burned" or "mulched" site clearing/grubbing debris, if approved in writing first by the Owner/Geotechnical Consultant/Engineer, could be:

   2.1.1. placed as "mulch" material surface dressing in future landscape areas, stockpiling of such "mulched" materials (amounts/locations), if acceptable, will be directed by the Owner/Geotechnical Consultant//Landscape Architect/Engineer;
   2.1.2. placed in temporarily excavated littoral shelf areas in selected stormwater ponds, or in temporarily excavated selected wetland mitigation ponds, in either case not in side banks and not below the permitted design depth of the pond, or such debris could be buried in temporarily excavated passive recreation/park areas (at least 30 feet from any structure) at approved depths/locations, but all these disposal areas will require adequate soil mixing (mix soil with the mulch) and then refilling (with compaction) to required design grades;
   2.1.3. placed along the bottom of selected floodplain mitigation ponds (not in side banks), not below the permitted excavation depth of the pond, but will require adequate soil cover;
   2.1.4. placed along the bottom of selected deeper stormwater ponds (not in side banks), not below the permitted design depth, but will require adequate soil cover.
   2.2. In all instances, the minimum pond depth (including floodplain and wetland mitigation areas) shall be no less than required by the Engineer.
   2.3. All organic debris burial areas in stormwater pond areas and floodplain mitigation pond areas will require adequate soil cover of 18 - 24 inches (with compaction) by the Contractor, meaning at least an adequate weight/thickness of soil material overtop the buried organic debris, such that there will be no future floating up of debris; and for all organic debris burial areas in littoral shelf areas, wetland mitigation pond areas, and passive recreation/park areas, adequate soil/mulch mixing (with compaction) will be necessary by the Contractor, such that no significant future unacceptable settlement of a littoral shelf area, created wetland area, or park/grassed area will occur. If any of these procedures are contemplated by the Contractor, then the Contractor shall notify the owner/Geotechnical Consultant/Engineer in writing, at the start of construction, with some specific information, including the estimated quantity and types of materials, to which stormwater ponds, floodplain mitigation ponds, wetland mitigation ponds, or passive recreation/park areas they propose to use for this type of organic debris disposal, and what approximate elevations will be the top and bottom of the organic debris.

3. Muck/Peat Organic Materials (Typically generated from wetland or lowland areas, or similar areas, permitted for impact or displacement, including excavation of unsuitable organic materials and refilling with suitable sandy soils to accommodate development; includes significant organic peat materials, organic sandy muck materials, and mucky or organic sand materials, designated either Pt or A-8, per the Unified and AASHTO Soil Classification Systems, respectively; those organic materials whose presence, or placement by the Contractor, is unacceptable beneath any type of structure, pavement, roadway, house, building, pipeline, slab, etc.) If acceptable to the governing environmental agency, then all such muck/peat (significant) organic materials, if approved in writing first by the Owner/Geotechnical Consultant/Engineer, could be:

   3.0.1. placed as "peat/muck/organic matter" surface layer in new or created wetland mitigation areas, stockpiling of such "significant organic" materials (amounts/locations), if acceptable, will be directed by the Owner/Wetland Consultant;
   3.0.2. placed in temporarily excavated littoral shelf areas in selected stormwater ponds, or in temporarily excavated selected wetland mitigation ponds, in either case not in side banks and not below the permitted design depth of the pond, or such organic materials could be buried in temporarily excavated passive recreation/park areas (at least 30 feet from any structure) at approved depths/locations, but all these disposal areas will require adequate soil mixing (mix soil with the organic materials) and then refilling (with compaction) to required design grades;
   3.0.3. placed along the bottom of selected floodplain mitigation ponds (not in side banks), not below the permitted excavation depth of the pond, but will require adequate soil cover;
   3.0.4. placed along the bottom of selected deeper stormwater ponds (not in side banks), not below the permitted design depth, but will require adequate soil cover.
   3.1. All organic debris burial areas in stormwater pond areas and floodplain mitigation pond areas will require adequate soil cover (with compaction) by the Contractor, meaning at least an adequate weight/thickness of soil material overtop the buried organic debris, such that there will be no future floating up of debris; and for all organic debris burial areas in littoral shelf areas, wetland mitigation pond areas, and passive recreation/park areas, adequate soil/organics mixing (with compaction) will be necessary by the Contractor, such that no significant future unacceptable settlement of a littoral shelf area, created wetland area, or park/grassed area will occur.
   3.2. If any of these procedures are contemplated by the Contractor, then the Contractor shall notify the Owner/Geotechnical Consultant/Engineer in writing, at the start of construction, with some specific information, including the estimated quantity and types of materials, to which stormwater ponds, floodplain mitigation ponds, wetland mitigation ponds, or passive recreation/park/landscape berm areas they propose to use for this type of organic material disposal, and what approximate elevations will be the top and bottom of the organic materials.

4. Topsoils/Site Strippings (Typically generated from upland areas, after demolition/clearing/grubbing/discing operations; stripping of surficial organics/topsoils being a requirement over at least all structure, building, concrete slab and pavement areas prior to filling to accommodate development; includes topsoils and organic laden sands; those topsoils/organic sand materials whose presence, or placement by the Contractor, is unacceptable beneath any type of structure, pavement, roadway, house, building, pipeline, slab, etc.)

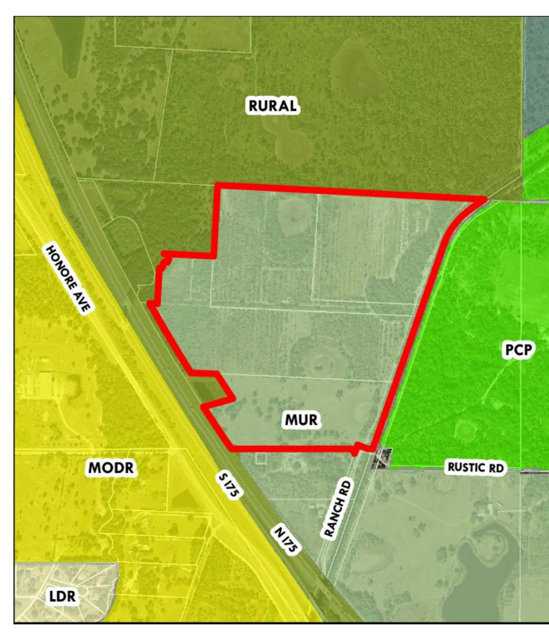
   4.1. If acceptable to the governing environmental agency, all such topsoils/organic laden sand materials, if approved in writing first by the Owner/Geotechnical Consultant/Engineer, could be:
   4.1.1. placed as fill in new (larger) landscape/grass common areas or landscape berm areas (with compaction), stockpiling of such "topsoils/organic laden sand materials" (amounts/locations), if acceptable, will be directed by the Owner/Landscape Consultant;
   4.1.2. placed in temporarily excavated littoral shelf areas in selected stormwater ponds, or in temporarily excavated selected wetland mitigation ponds, in either case not in side banks and not below the permitted design depth of the pond, or such topsoils/organic laden sand materials could be buried in temporarily excavated passive recreation/park areas (at least 30 feet from any structure) at approved depths/locations, but all these disposal areas will require refilling (with compaction) to required design grades;
   4.1.3. placed along the bottom of selected floodplain mitigation ponds (not in side banks), not below the permitted excavation depth of the pond;
   4.1.4. placed along the bottom of selected deeper stormwater ponds (not in side banks), not below the permitted design depth.
   4.2. All topsoil/organic laden sand disposal areas in littoral shelf areas, wetland mitigation pond areas, passive recreation/park areas, or landscape/berm areas will require adequate compaction by the Contractor, such that no significant future unacceptable settlement of a littoral shelf area, created wetland area, park/grassed area, or landscape berm will occur.
   4.3. If any of these procedures are contemplated by the Contractor, then the Contractor shall notify the Owner/Geotechnical Consultant/Engineer in writing, at the start of construction, with some specific information, including the estimated quantity and types of materials, to which stormwater ponds, floodplain mitigation ponds, wetland mitigation ponds, passive recreation/park areas, or landscape berm areas they propose to use for this type of organic debris disposal, and what approximate elevations will be the top and bottom of the organic debris.

5. Non-Structural Clayey Sand/Clay Materials (Typically generated from pond/lake excavations or from utility pipeline/manhole excavations; such clayey sand/clay materials, with typically 40% fines or more passing the No. 200 sieve, designated either SC, CL, CH or A-4 to A-7, per the Unified and AASHTO Soil Classification Systems, respectively; such clayey sand/clay materials being unsuitable or unacceptable for reuse by the Contractor as building pad fill, structural fill, roadway embankment fill, and pipeline or manhole excavation backfill.)

   5.1. If acceptable to the governing environmental agency, all such clayey sand/clay materials, if approved in writing first by the Owner/Geotechnical Consultant/Engineer, could be: 5.1.1. placed as fill in new (larger) landscape/grass common areas or landscape berm areas (with compaction), provide some surface drainage relief, use where infiltration and drainage is not an important issue, provide some surface sandy soils (min. of 18-inches) as directed by the Landscape Consultant for planting; stockpiling of such "clayey sand/clay materials" (amounts/locations), if acceptable, will be directed by the Owner/Landscape Consultant;
   5.1.2. placed in temporarily excavated littoral shelf areas in selected stormwater ponds, or in temporarily excavated selected wetland mitigation ponds, in either case not in side banks and not below the permitted design depth of the pond, or such clayey sand/clay materials could be buried in temporarily excavated passive recreation/park areas (at least 30 feet from any structure) at approved depths/locations, but all these disposal areas will require refilling (with compaction) to required design grades, and the top 2 feet (min.) being sand materials (not clayey materials) for turbidity control and planting;
   5.1.3. placed along the bottom of selected floodplain mitigation ponds (not in side banks), not below the permitted excavation depth of the pond; however, a 12-inch layer (min.) of sand material overtop the clayey materials will be necessary for turbidity control.
   5.1.4. placed along the bottom of selected deeper stormwater ponds (not in side banks), not below the permitted design depth, however, a 12-inch layer (min.) of sand material overtop the clayey materials will be necessary for turbidity control.
   5.2. All clayey sand/clay disposal areas in littoral shelf areas, wetland mitigation pond areas, passive recreation/park areas, or landscape/berm areas will require adequate compaction by the Contractor, such that no significant future unacceptable settlement of a littoral shelf area, created wetland area, park/grassed area, or landscape berm will occur. 5.3. If any of these procedures are contemplated by the Contractor, then the Contractor shall notify the Owner/Geotechnical Consultant/Engineer in writing, at the start of construction, with some specific information, including the estimated quantity and types of materials, to which stormwater ponds, floodplain mitigation ponds, wetland mitigation ponds, passive recreation/park areas, or landscape berm areas they propose to use for this type of clayey sand/clay disposal, and what approximate elevations will be the top and bottom of the clayey materials.

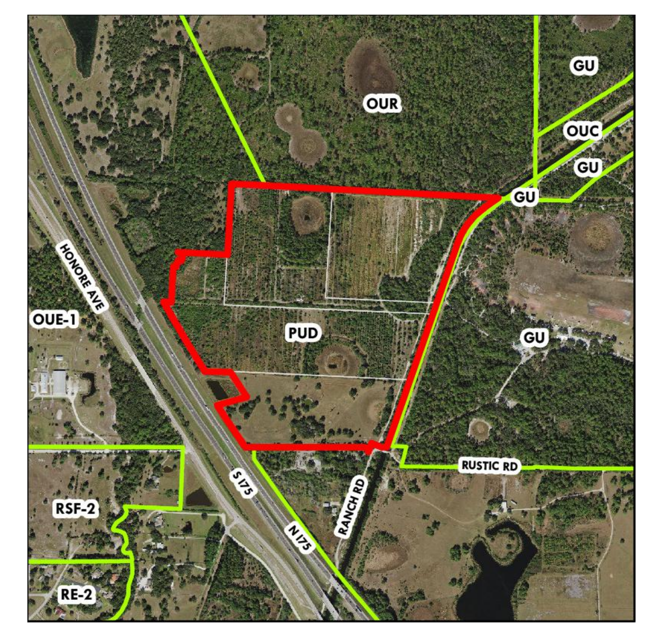
6. Structural Sand Fill Materials (Typically generated from pond/lake excavations, cut from higher elevation areas, or from utility pipeline/manhole excavations; such sand materials, with typically 35% fines or less passing the No. 200 sieve, designated either SP, SP-SM, SM or A-2-4, A-2-6 or A-3, per the Unified and AASHTO Soil Classification Systems, respectively; such sand materials being suitable or acceptable for reuse by the Contractor as building pad fill, structural fill, roadway embankment fill, and pipeline or manhole excavation backfill.)

   6.1. All such sand materials shall be reused onsite by the Contractor, per the Geotechnical reports, as building pad fill, structural fill, roadway embankment fill, and pipeline or manhole excavation backfill; placed by the Contractor in loose lifts not exceeding 12-inches, compacted to at least 95% or 98% modified Proctor (per ASTM D-1557 or AASHTO T-180), whichever is applicable depending upon the future use of the filled area (see Geotechnical reports); with density testing of each fill lift for acceptance by the Geotechnical Consultant, upon Contractor request, prior to the next fill lift being placed.



FUTURE LAND USE MAP

PARCEL MAP



ZONING MAP

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

DEWATERING NOTES

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

ALL EXISTING WELLS SHALL BE ABANDONED BY A FLORIDA-LICENSED WATER WELL CONTRACOR IN ACCORDANCE WITH RULE 40D-3.531(2) F.A.C. UNLESS OTHERWISE NOTED

GEOTECHNICAL REPORT:

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

UTILITY QUANTITIES:			
UTILITY	PHASE 1	PHASE 2	TOTAL
LINEAR FEET OF POTABLE WATER (12")	295 LF	0	295 LF
LINEAR FEET OF POTABLE WATER (8")	7,148 LF	3,022 LF	10,170 LF
LINEAR FEET OF POTABLE WATER (6")	0	525 LF	525 LF
LINEAR FEET OF POTABLE WATER (4")	0	345 LF	345 LF
LINEAR FEET OF POTABLE WATER (2")	0	55 LF	55 LF
LINEAR FEET OF SANITARY SEWER	6,221LF	3,520 LF	9,741 LF
LINEAR FEET OF FORCE MAIN	1,543 LF	0	1,543 LF
NUMBER OF SANITARY MANHOLES	30	18	48

Owner/Developer:

Jen Tampa 1, LLC
c/o Banyan Land & Capital
1316 West Swann Ave.
Tampa, FL. 33606
(813) 362-1137
Matt O'Brien
matt.obrien@banyanland.net

Engineer:

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

Environmental:

Steinbaum and Associates, Inc.
Ecological Consultants
P.O. Box 15437
Sarasota, FL 34277
(941) 921-2707
Michele L. Steinbaum, President
michele@steinbaumecological.com

Surveyor:

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

Geotechnical Engineer:

Native Geoscience, Inc.
2014 Edgewater Dr.,#246
Orlando, FL 32804
(407) 342-1443
John C. Diehl, P.G.
cdiehl@nativegoe.com

RECORD DRAWINGS
August 29, 2025
APPROVED
Venice, Florida "City on the Gulf"

DATE	DESCRIPTION	BY
05-17-2021	INITIAL SUBMITTAL	JAS

REVISIONS

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

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

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: 06/03/2025
JORDAN A. SCHRADER, P.E. NO. 74798
FLORIDA PROFESSIONAL ENGINEER

GENERAL NOTES

JOB NO. JEN-RU-008
DESIGN FERREIRA
DRAWN DUNCAN
DATE 06-03-2025
FILE GN

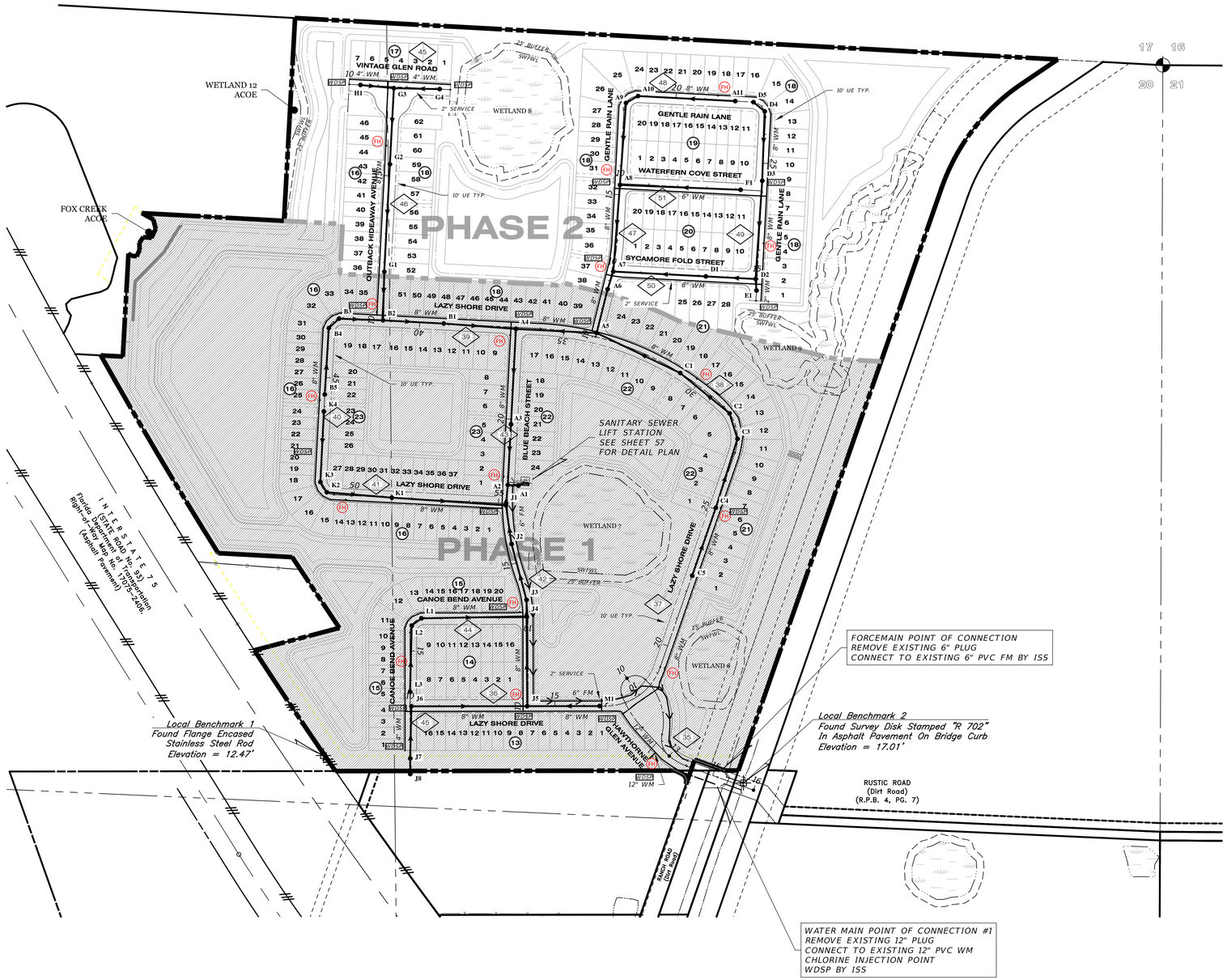
RUSTIC ROAD NORTH
PHASES 1 & 2

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 2 OF 71 SHEETS

P:\RUSTIC ROAD\NORTH-SF\INSPECTION & CERT\NORTH PH 2\MASTER RECORD SET\WM CAD\GN.DWG-2 GENERAL NOTES 2025/06/03 1:54 PM CLD ENGINEER01



RECORD DRAWINGS
August 29, 2025
APPROVED

Venice, Florida "City on the Gulf"

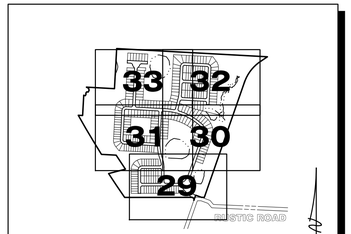
N

400 200 0 200 400

SCALE: 1" = 200'

LEGEND

EXISTING	PROPOSED	
		WATER MAIN (WM)
	FH	FIRE HYDRANT
		VALVE & BOX
		REDUCER
		PLUG
		BLOW-OFF
		BENDS
		VERTICAL BENDS
R/W	R/W	DUAL SERVICE (WM) NEAR SIDE
R/W W	R/W W	SINGLE SERVICE (WM) NEAR SIDE 1 LOT
R/W W W	R/W W W	SINGLE SERVICE (WM) NEAR SIDE 2 LOTS
R/W	R/W	* SINGLE SERVICE (WM) FAR SIDE W/SERVICE CASING
R/W	R/W	* DUAL SERVICE (WM) FAR SIDE W/SERVICE CASING
		WATER SERVICE W/VALVE
	WDSP	WATER DISTRIBUTION SAMPLING POINT
A2	A2	SANITARY SEWER (SM)
S R/W	S R/W	SINGLE SANITARY SERVICE
S R/W	S R/W	DOUBLE SANITARY SERVICE
		SANITARY FORCE MAIN (FM)
10		PLAN & PROFILE SHEET NO. REFERENCE



INDEX TO MAP COVERAGE

ALL MANHOLES AND SERVICES ARE TO HAVE A MINIMUM SEPARATION OF 5 FEET

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 J8	DA
05-17-2021	INITIAL SUBMITTAL	JAS

REVISIONS

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

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DATE: 06/03/2025
JORDAN A. SCHRADER, P.E. NO. 74798
FLORIDA PROFESSIONAL ENGINEER

MASTER WATER & SEWER PLAN

RUSTIC ROAD NORTH
PHASES 1 & 2

JOB NO.	JEN-RU-008
DESIGN	FERREIRA
DRAWN	DUNCAN
DATE	06-03-2025
FILE	WSKEY
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 27 OF 71 SHEETS

P:\RUSTIC ROAD\NORTH-SF\INSPECTION & CERT\NORTH PH 2\MASTER RECORD SET\WM CAD\WSKEY.DWG-27 MASTER WATER & SEWER PLAN 2025/06/03 1:55 PM OLD ENGINEERO

RECORD DRAWINGS
August 29, 2025
APPROVED
Venice, Florida
"City on the Gulf"

WATER AND SEWER CONSTRUCTION NOTES:

1. Prior to construction, the Contractor shall obtain from the Engineer or Owner a copy of all pertinent permits related to this project. It is the Contractor's responsibility to assure that all construction activities are in compliance with the conditions of all permits and approvals.
2. All construction, materials and workmanship are to be in accordance with City of Venice Standard Details and Sarasota County, General Notes and testing Requirements Dated January 2018.
3. Grass and mulch, or solid sod, all areas in existing rights-of-way disturbed by construction.
4. In accordance with the Underground Facility Damage Prevention and Safety Act (Chapter 556, F.S.) the Contractor shall call the Sunshine State One Call of Florida (SSCOF) at 811 forty eight (48) hours in advance of any excavation.
5. Contractor shall contact the engineer and/or the owner prior to any construction that may damage trees.
6. Contractor shall verify locations and depths of existing water and sewer lines prior to beginning construction.
7. Contractor shall be responsible for obtaining any and all road crossing and/or utility permits.
8. The field-surveyed or reported locations of all existing underground and above-ground utilities known to exist at the time of plans production have been depicted hereon, however conflicts between existing and proposed utilities shall be brought to the attention of the Engineer of Record immediately.
9. Adjusting manhole tops to match grade and slope of the finish paving shall be included in the respective contract unit price for manholes, payment of which will constitute full compensation for the construction and completion of the manhole, and no additional payment will be allowed or made for adjusting manhole tops.
10. All Sanitary Sewer Manholes to be constructed in unpaved areas shall have water tight ring and cover.
11. The locations and elevation of all service lines are to be determined in the field by owner and/or contractor prior to construction of same.
12. All sanitary sewer laterals shall be marked with an electronic 4" diameter ball marker compatible with the Water Resource Services Department's electronic locator and left in place after the connection is made to the building.
13. All sanitary sewer gravity main pipe and fittings shall be PVC SDR-26, and shall comply with ASTM D 3034.
14. All 6" sanitary sewer pipe shall be constructed at a 1.0% minimum slope.
15. All 4" sanitary sewer pipe shall be constructed at a 1.2% minimum slope.
16. All water main pressure pipe shall have a minimum 36" cover.
17. All PVC water main pressure pipe shall conform to the requirements found in AWWA C-900, Class 200, DR-18 latest edition at the time of plan approval. All fittings and required appurtenances shall meet the requirements of the Standard Details, General Notes and testing Requirements Dated January 2018.
18. All DIP water main pressure pipe shall be Class 50 and conform to the requirements found in ANSI/AWWA C151/A 21.51.
19. All water main pipe and fittings installed under this project shall be color coded or marked in accordance with subparagraph 62-555.320(21)(b)3, Florida Administrative Codes, using blue as the predominant color.
20. Sanitary sewers, force and reclaimed mains and storm sewers should cross under water mains. Sanitary sewers, force and reclaimed mains and storm sewers crossing water mains shall be laid to provide a minimum vertical distance of 18 inches between the invert of the upper pipe and the crown of the lower pipe whenever possible.
21. When sanitary sewers, force and reclaimed mains and storm sewers must cross a water main with less than 18 inches vertical distance, the water main shall be constructed of ductile iron pipe (DIP) at the crossing. Sufficient lengths of DIP must be used to provide a minimum separation of 10 feet between any two joints. All joints on the water main within 20 feet of the crossing must be leak free and mechanically restrained. A minimum vertical clearance of 6 inches must be maintained at the crossing.
22. Where there is no alternative to sewer and reclaimed pipes crossing over a water main, the criteria for minimum separation of 18 inches between lines and 10 feet between joints shall be required.
23. All crossings shall be arranged so that the sewer and reclaimed pipes joints and the water main pipe joints are equidistant from the point of crossing (pipes centered on the crossing).
24. Where a new pipe conflicts with an existing pipe, the new pipe shall be constructed of DIP and the crossing shall be arranged to meet the requirements above.
25. A minimum 10-foot horizontal separation shall be maintained between any type of sewer and water main 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.
26. In cases where it is not possible to maintain a 10-foot horizontal separation between any type of parallel sewer and water main, the water main 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.
27. Where it is not possible to maintain a vertical distance of 18 inches or a horizontal distance of 10 feet in parallel installations, the water main shall be constructed of DIP and the sewer or the force main shall be constructed of DIP (if available in the size proposed) with a minimum vertical distance of 6 inches. The water main should always be above the sewer. Joints on the water main shall be located as far apart as possible from joints on the sewer or force main (staggered joints).
28. All DIP shall be class 50 or higher. Adequate protective measures against corrosion shall be used.
29. Water main shall be located 5' off right-of-way line unless otherwise noted.
30. All PVC force main pressure pipe sizes 4" - 12" shall be AWWA C900 DR 18 PVC; sizes 16" and greater shall be AWWA C905 SDR 18 PVC.
31. Force main shall be located 5' off right-of-way line unless otherwise noted.
32. Force main depth of cover shall not be less than 48".
33. Bends shall be installed in force main and/or water main to avoid unforeseen conflicts in existing or proposed structures.
34. The joint deflection method shall be used where practical in lieu of installing bends.
35. Fire hydrant, gate valve and blow-off valve assemblies shall consist of all pipe, valves, tees, fittings, and any and all other appurtenances comprising a complete, working unit.
36. The location of new fire hydrants shall be identified with a blue reflective pavement marker installed on the roadway. The reflective marker shall be located perpendicular to the hydrant, in the center of the lane closest to the hydrant.
37. The Engineer of Record and/or Contractor shall be responsible for the flow testing and color coding of all newly installed fire hydrants in the existing or proposed City of Venice right-of-way and utility easements that are to be dedicated to City of Venice prior to the final inspection of the project. The Engineer of Record and/or Contractor shall refer to NFPA Standard 291 for flow testing and color coding methods and procedures.
38. On both water and sewer taps, contractor to provide and install tapping sleeve and valve and all appurtenances for City of Venice or Sarasota County.
39. All valve box assemblies located within roadways or parking areas shall be protected from truck traffic by use of 6" thick reinforced concrete pads poured around valve boxes (see detail).

TRENCH NOTES

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

Water Distribution General Notes

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

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

Service Details

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

As-Builts

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

Joint Restraining

1. The contractor shall provide all joint restraining as required. See restrained joint tables.
2. Design criteria: 150 p.s.i. test pressure times 2 safety factor (300 p.s.i.) for water hammer with assumed soil bearing capacity of 1000 lbs. Per square foot.
3. Completely coat exposed tie--bars or other uncoated steel after installation with two coats of porter tarset maxi--build 7080 at 8 mils d.f.t. each (coat) used in accordance with manufacturer's recommendations.

Wastewater Collection General Notes

The following notes are intended as a supplement to the project specifications and are not intended to supersede the specifications.

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

Sewer Testing

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

As-Builts:

1. The contractor shall locate manholes, services, etc. By using a two (2) point swing measurement from permanent physical features that can readily be found on the drawing and in the field. These measurements shall be shown on the as-built drawing by the contractor.
2. The contractor shall furnish "as-built" stationing of sewer wyes using each downstream manhole as sta. 0+000.
3. Top of pipe elevations for all force mains are required at a maximum interval of every 100' and at every fitting or change in grade.
4. Record drawings, if prepared by the contractor or contractors' surveyor. Draft copies of the record drawings shall be submitted to the engineer prior to finalizing the drawings. Once acceptable to the engineer the contractor/surveyor will provide 9 sets of signed and sealed finalized drawings for submittal to the county. Once approved by the county, contractor/surveyor is responsible to provide the engineer of record one set of Mylars and a digital copy of record drawings in AutoCAD 14 format, record information shall be on unique layer(s), using text shape file that comes with standard AutoCAD.

Sanitary Manhole Notes

1. Lift holes through precast structures are not permitted. All openings shall be sealed and waterproofed as specified and directed by the engineer.
2. Manholes shall comply with ASTM. specification C-478, Latest revision, "precast reinforced concrete manhole sections", except as exceeded by the details and specifications.
3. Cement shall be Type II.
4. Concrete shall be 4000 PSI. 6 28-day minimum strength, unless otherwise noted.
5. Mortar shall be 2 parts clean sand and one (1) part cement with no more than ¼ part hydrated lime.
6. Mortar joints shall be full and struck flush.
7. Drop construction shall be provided for a wastewater pipe entering a manhole at an elevation of twenty-four inches (24") or more above the discharge channel flow line.
8. No steps shall be used.
9. Provide six (6) inch minimum base slab lip as shown in detail. For manhole depths greater than 13', contractor shall submit buoyancy calculations. Based on the calculations, additional concrete ballast or a base slab lip in excess of 6" may be required.
10. Having the rubber gasket seal integrally poured into manhole sections at a non--plan position shall be cause for that section to be rejected. It is important for manufacturers of precast manholes to be informed by the contractor of the rejection possibility.
11. Manhole ring and cover shall be as specified.
12. Manhole rings and covers shall be adjusted to conform with finished surfaces including slope if any (using beveled adjustment rings). All adjustments shall be included in the price bid. No additional compensation shall be made by the owner. Manholes in grassed areas shall be set 0.1 above finished ground.

Clean -Out Notes

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

Sanitary Sewer Service Notes

1. A "S", "V" or "M" shall be stamped in curb where sewer service, valve or manhole is in accordance with the County Code. A measurement from the edge of curb, taken by the contractor, shall be shown on the 'as built' plans for reference in location service, valve, or manhole.
2. On uncurbed streets, the location for each installed service valve or manhole shall be marked by using and aluminum disc ladled sewer as supplied by national band and tag Co. The horizontal distance to the service, valve or Manhole is to be engraved on the tag and the tag shall be mounted in the pavement, within 6" from the edge.
3. Metallic identification tape shall extend from the wye connection to the end of the service and terminate twelve inches (12") above ground at the location stake. In addition, the contractor shall bury a two-foot, (2) foot long #3 rebar at the end of the service parallel to the surface for electronic location purposes. Cost of tape and rebar to be included in the cost for service pipe installation.
4. Where service wye connection exceeds either fee in dept, the wye and service pipe shall be encased in concrete. When the service pipe grad is 10% or greater, the encasement shall extend from the wye to a point where the service pipe grade is less than 10% as shown. Concrete shall be 3000 PSI at 28 days, minimum 6" thick.
5. Where a house or other connection terminates, the contractor shall provide and install 2" x 4' stake with a minimum of four (4) feet above ground and two (2) feet below ground. The top twelve inches (12"0 are to be painted green.

Notes:

1. Trench Width shall be approximately equal to the pipe dia. + 2 feet or as per AWWA and the manufacturers recommendations.
2. Provide sheeting and shoring as necessary in accordance with OSHA standards.
3. Backfill materials shall be approved by the engineer where the pipe is undercut.
4. Water, sewer, and reuse mains to be installed with a minimum 36 inches of cover.
5. For County R/W, refer to land development regulations for roadway replacement, pavement overlay and density requirements,
6. For state R/W, refer to F.D.O.T regulations for roadway replacement, pavement overlay and density requirements.

Sanitary Service General Notes

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

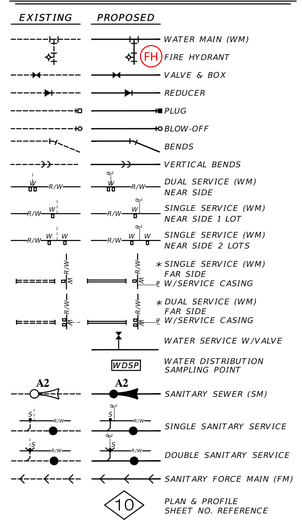
PRIVATE SLEEVING LEGEND

2"I	DENOTES SLEEVE SIZE TYPE
	DENOTES SLEEVE LOCATION
2"I	IRRIGATION
2"L	LIGHTING
2"T	TELECOMMUNICATION
2"G	GATE SYSTEM
2"	ADDITIONAL SLEEVE

PRIVATE SLEEVING NOTES

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

LEGEND



DATE	DESCRIPTION	BY
05-17-2021	INITIAL SUBMITTAL	JAS

REVISIONS

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

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Engineering Business C.A. No.: 28858
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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: 06/03/2025
JORDAN A SCHRADER, P.E. NO. 74798
FLORIDA PROFESSIONAL ENGINEER

WATER & SEWER NOTES

JOB NO. JEN-RU-008	RUSTIC ROAD NORTH PHASES 1 & 2
DESIGN FERREIRA	
DRAWN DUNCAN	PREPARED FOR: JEN TAMPA 1, LLC. C/O BANYAN LAND CAPITAL, LLC.
DATE 06-03-2025	Elevations based on North American Vertical Datum 1988 (NAVD 88) Conversion from NAVD 88 to NGVD 29 = +1.11 Feet
FILE WSNOTES	SHEET 28 OF 71 SHEETS

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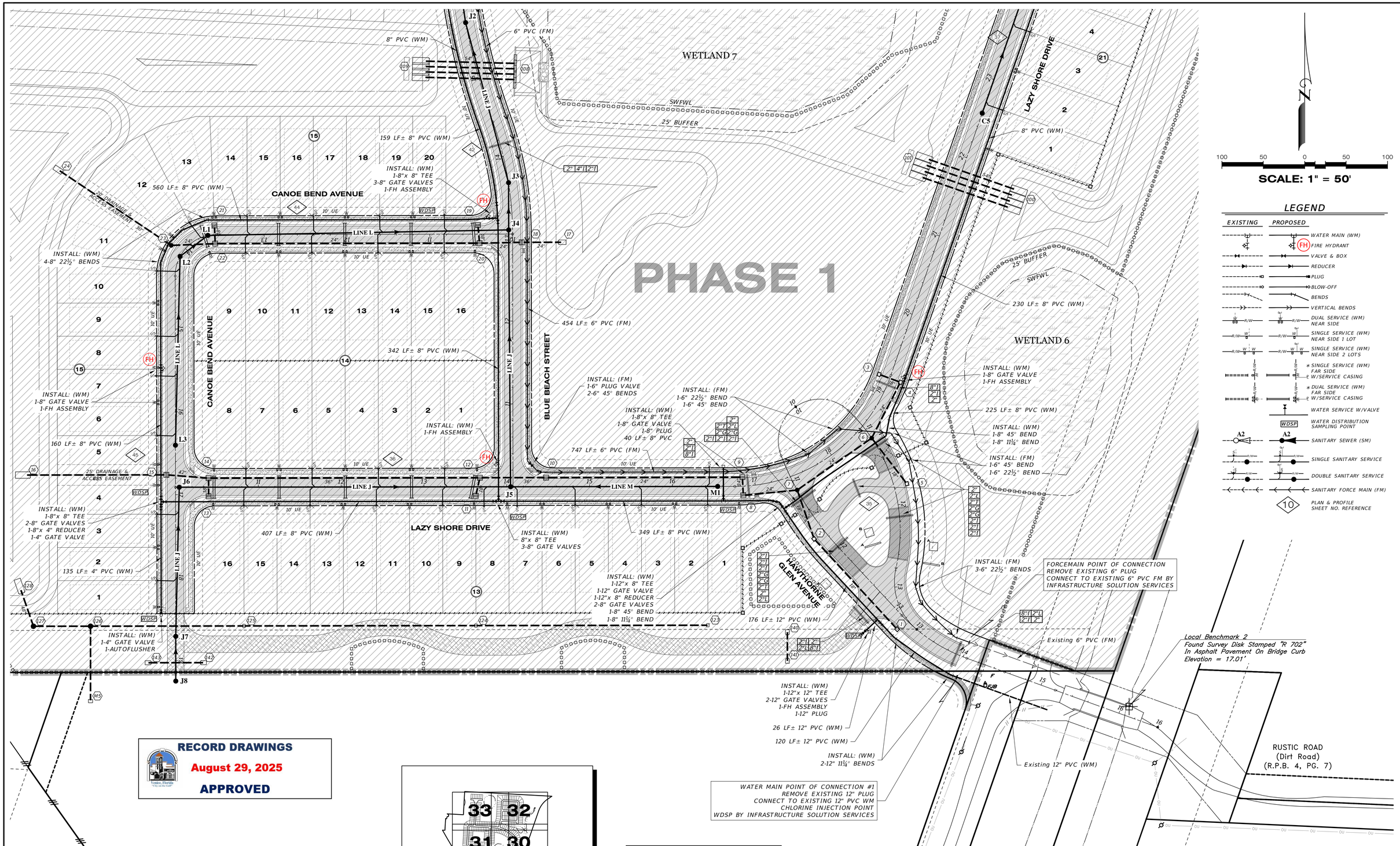
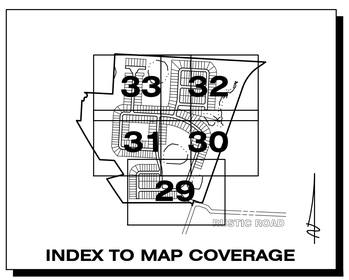


RECORD DRAWINGS
August 29, 2025
APPROVED



INDEX TO MAP COVERAGE

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
03-29-2023	FM LABEL	RR
04-19-2022	4" FM REVISED TO 6" FM	TJF
10-22-2021	LABELS, AUTOFLUSHER, GV, MH J8	DA
05-17-2021	INITIAL SUBMITTAL	JAS

REVISIONS

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DATE: 06/03/2025
JORDAN A. SCHRADER, P.E. NO. 74798
FLORIDA PROFESSIONAL ENGINEER

WATER & SEWER PLAN

JOB NO. JEN-RU-008	RUSTIC ROAD NORTH PHASES 1 & 2
DESIGN FERREIRA	
DRAWN DUNCAN	PREPARED FOR: JEN TAMPA 1, LLC. C/O BANYAN LAND CAPITAL, LLC.
DATE 06-03-2025	Elevations based on North American Vertical Datum 1988 (NAVD 88) Conversion from NAVD 88 to NGVD 29 = +1.11 Feet
FILE W501	SHEET 29 OF 71 SHEETS

P:\RUSTIC ROAD\NORTH-SP\INSPECTION & CERT\NORTH PH 2\MASTER RECORD SET\WM CAD\W501.DWG-29 WATER & SEWER PLAN 2025/06/03 1:55 PM OLD ENGINEERO

PHASE 1 CONST:
INSTALL: (WM)
1-8" GATE VALVE
1-BLOW-OFF ASSEMBLY

136 LF± 8" PVC (WM)

8" PVC (WM)

INSTALL: (WM)
1-8"x 8" TEE
2-8" GATE VALVES

400 LF± 8" PVC (WM)

INSTALL: (WM)
1-8" GATE VALVE
1-FH ASSEMBLY

517 LF± 8" PVC (WM)

INSTALL: (WM)
2-8" 22½° BENDS

INSTALL: (WM)
1-8" GATE VALVE
1-FH ASSEMBLY

364 LF± 8" PVC (WM)

8" PVC (WM)

SANITARY LIFT STATION

PHASE 2
PHASE 1

WETLAND 9

WETLAND 7

25' BUFFER

SWFWL

25' DRAINAGE & ACCESS EASEMENT

GENTLE RAIN LANE

BLUE BEACH STREET

LAZY SHORE DRIVE

LINE A
LINE B
LINE C
LINE K
LINE J

A1 A2 A3 A4 A5 A6
C1 C2 C3 C4 C5
J1 J2 J3

FH

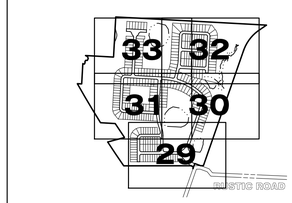
WDSP

N

SCALE: 1" = 50'

LEGEND

EXISTING	PROPOSED	
		WATER MAIN (WM)
	FH	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
	WDSP	WATER DISTRIBUTION SAMPLING POINT
A2	A2	SANITARY SEWER (SM)
		SINGLE SANITARY SERVICE
		DOUBLE SANITARY SERVICE
		SANITARY FORCE MAIN (FM)
	10	PLAN & PROFILE SHEET NO. REFERENCE



INDEX TO MAP COVERAGE

RECORD DRAWINGS
August 29, 2025
APPROVED

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	WM LABEL	DA
05-17-2021	INITIAL SUBMITTAL	JAS

REVISIONS

JORDAN A. SCHRADER
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DATE: 06/03/2025
JORDAN A. SCHRADER, P.E. NO. 74798
FLORIDA PROFESSIONAL ENGINEER

WATER & SEWER PLAN

RUSTIC ROAD NORTH
PHASES 1 & 2

JOB NO.	JEN-RU-008
DESIGN	FERREIRA
DRAWN	DUNCAN
DATE	06-03-2025
FILE	W502
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

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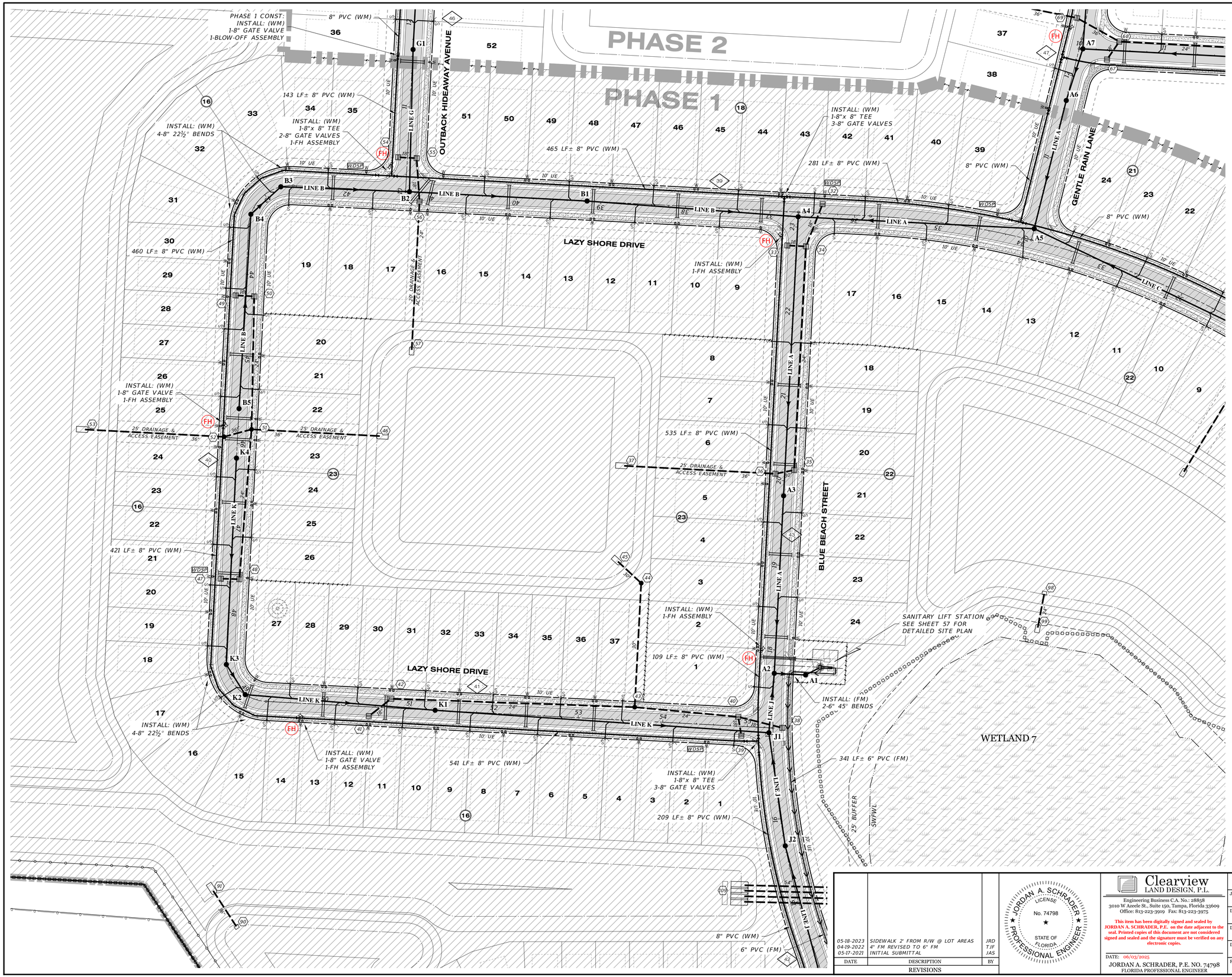


N

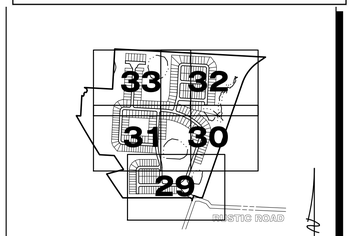
100 50 0 50 100

SCALE: 1" = 50'

LEGEND

EXISTING	PROPOSED	
		WATER MAIN (WM)
	FH	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
	WDSP	WATER DISTRIBUTION SAMPLING POINT
A2	A2	SANITARY SEWER (SM)
		SINGLE SANITARY SERVICE
		DOUBLE SANITARY SERVICE
		SANITARY FORCE MAIN (FM)
	10	PLAN & PROFILE SHEET NO. REFERENCE

RECORD DRAWINGS
August 29, 2025
APPROVED



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04-19-2022	4" FM REVISED TO 6" FM	TJF
05-17-2021	INITIAL SUBMITTAL	JAS

REVISIONS

JORDAN A. SCHRADER
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WATER & SEWER PLAN

JOB NO. JEN-RU-008	RUSTIC ROAD NORTH PHASES 1 & 2
DESIGN FERREIRA	
DRAWN DUNCAN	PREPARED FOR: JEN TAMPA 1, LLC. C/O BANYAN LAND CAPITAL, LLC.
DATE 06-03-2025	Elevations based on North American Vertical Datum 1988 (NAVD 88) Conversion from NAVD 88 to NGVD 29 = +1.11 Feet
FILE WS03	SHEET 31 OF 71 SHEETS

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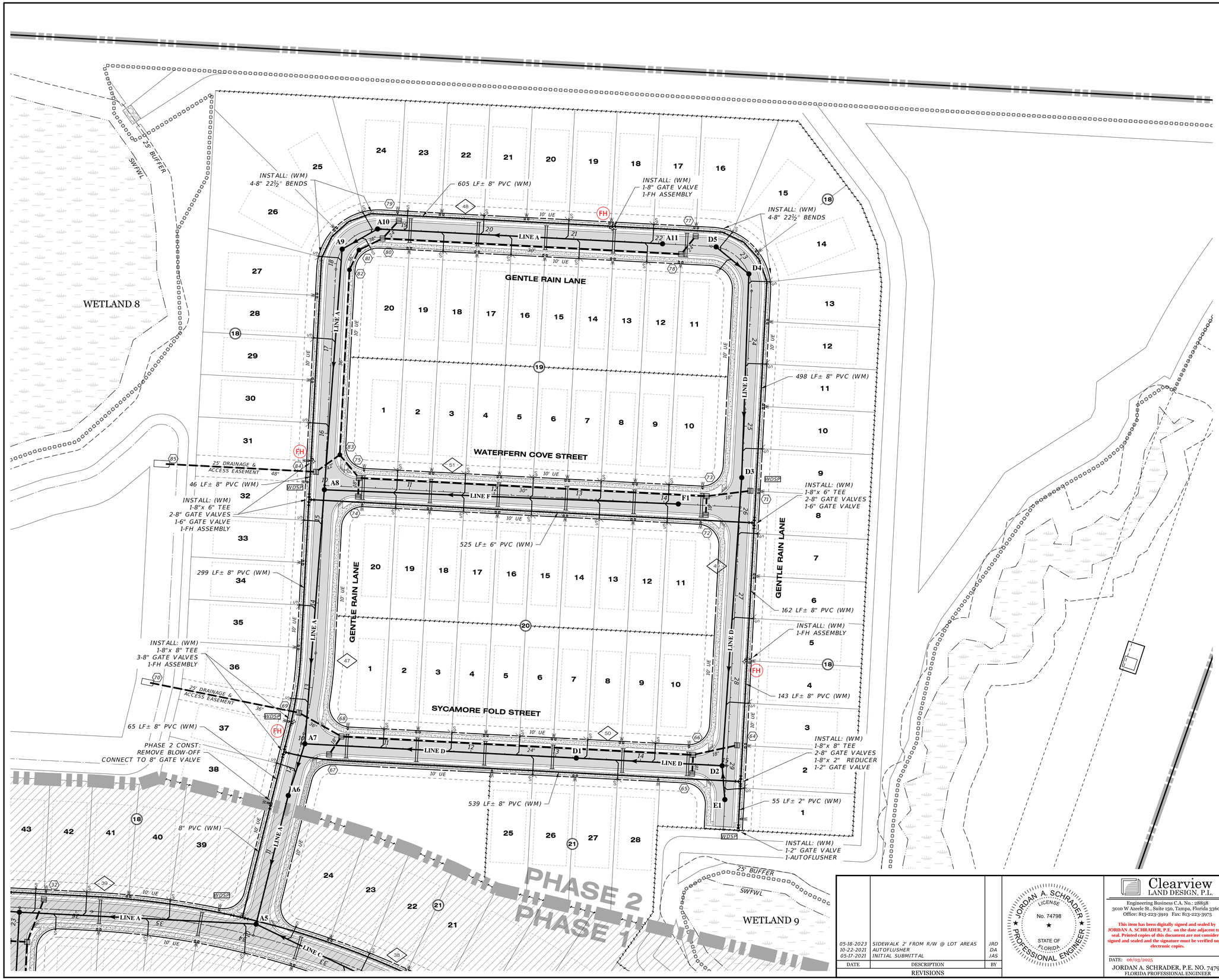

N

100 50 0 50 100

SCALE: 1" = 50'

LEGEND

EXISTING	PROPOSED	
		WATER MAIN (WM)
	FH	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
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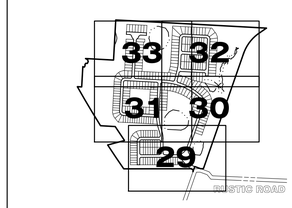
		SINGLE SANITARY SERVICE
		DOUBLE SANITARY SERVICE
		SANITARY FORCE MAIN (FM)
	10	PLAN & PROFILE SHEET NO. REFERENCE

RECORD DRAWINGS

August 29, 2025

APPROVED

Venice, Florida "City on the Gulf"



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REFER TO SHEET 28 FOR WATER & SEWER NOTES

DATE	DESCRIPTION	BY
05-18-2023	SIDEWALK 2' FROM R/W @ LOT AREAS	JRD
10-22-2021	AUTOFLUSHER	DA
05-17-2021	INITIAL SUBMITTAL	JAS

REVISIONS

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

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3010 W Azeele St., Suite 150, Tampa, Florida 33609
Office: 813-223-3919 Fax: 813-223-3975

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DATE: 06/03/2025

JORDAN A. SCHRADER, P.E. NO. 74798
FLORIDA PROFESSIONAL ENGINEER

WATER & SEWER PLAN

RUSTIC ROAD NORTH
PHASES 1 & 2

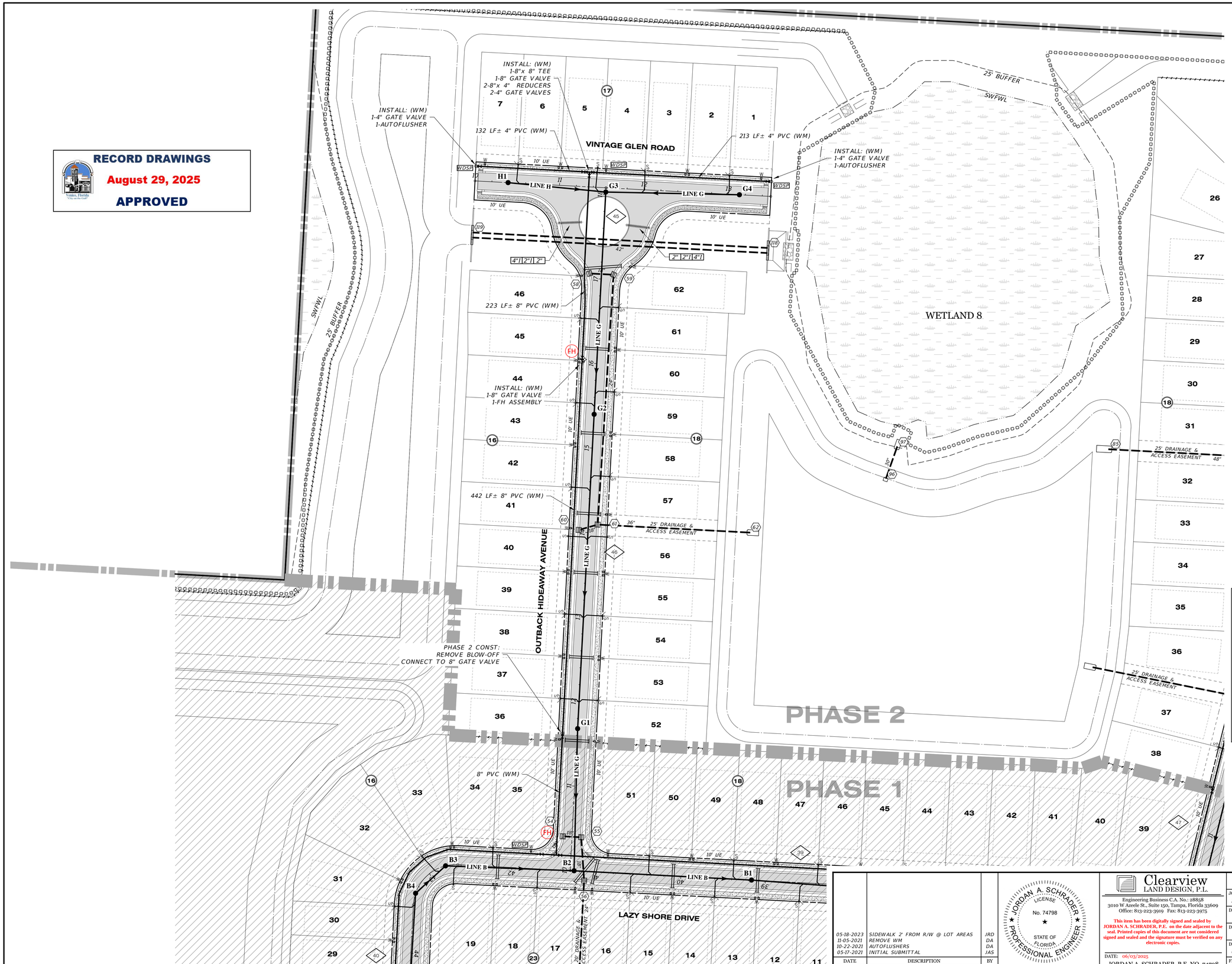
JOB NO.	JEN-RU-008
DESIGN	FERREIRA
DRAWN	DUNCAN
DATE	06-03-2025
FILE	WS04
PREPARED FOR:	JEN TAMPA 1, LLC. C/O BANYAN LAND CAPITAL, LLC.

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

SHEET 32 OF 71 SHEETS

P:\RUSTIC ROAD\NORTH-SP\INSPECTION & CERT\NORTH PH 2\MASTER RECORD SET\WM CAD\WS04.DWG-32 WATER & SEWER PLAN 2025/06/03 1:56 PM OLD ENGINEERO

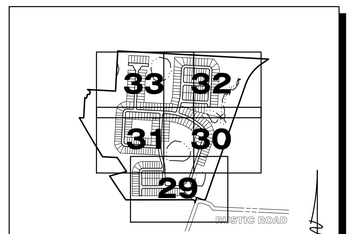
RECORD DRAWINGS
August 29, 2025
APPROVED



SCALE: 1" = 50'

LEGEND

EXISTING	PROPOSED	
		WATER MAIN (WM)
	FH	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
	WDSP	WATER DISTRIBUTION SAMPLING POINT
A2	A2	SANITARY SEWER (SM)
		SINGLE SANITARY SERVICE
		DOUBLE SANITARY SERVICE
		SANITARY FORCE MAIN (FM)
	10	PLAN & PROFILE SHEET NO. REFERENCE



INDEX TO MAP COVERAGE

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
10-22-2021	AUTOFLUSHERS	DA
05-17-2021	INITIAL SUBMITTAL	JAS

REVISIONS

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

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: 06/03/2025
JORDAN A. SCHRADER, P.E. NO. 74798
FLORIDA PROFESSIONAL ENGINEER

WATER & SEWER PLAN

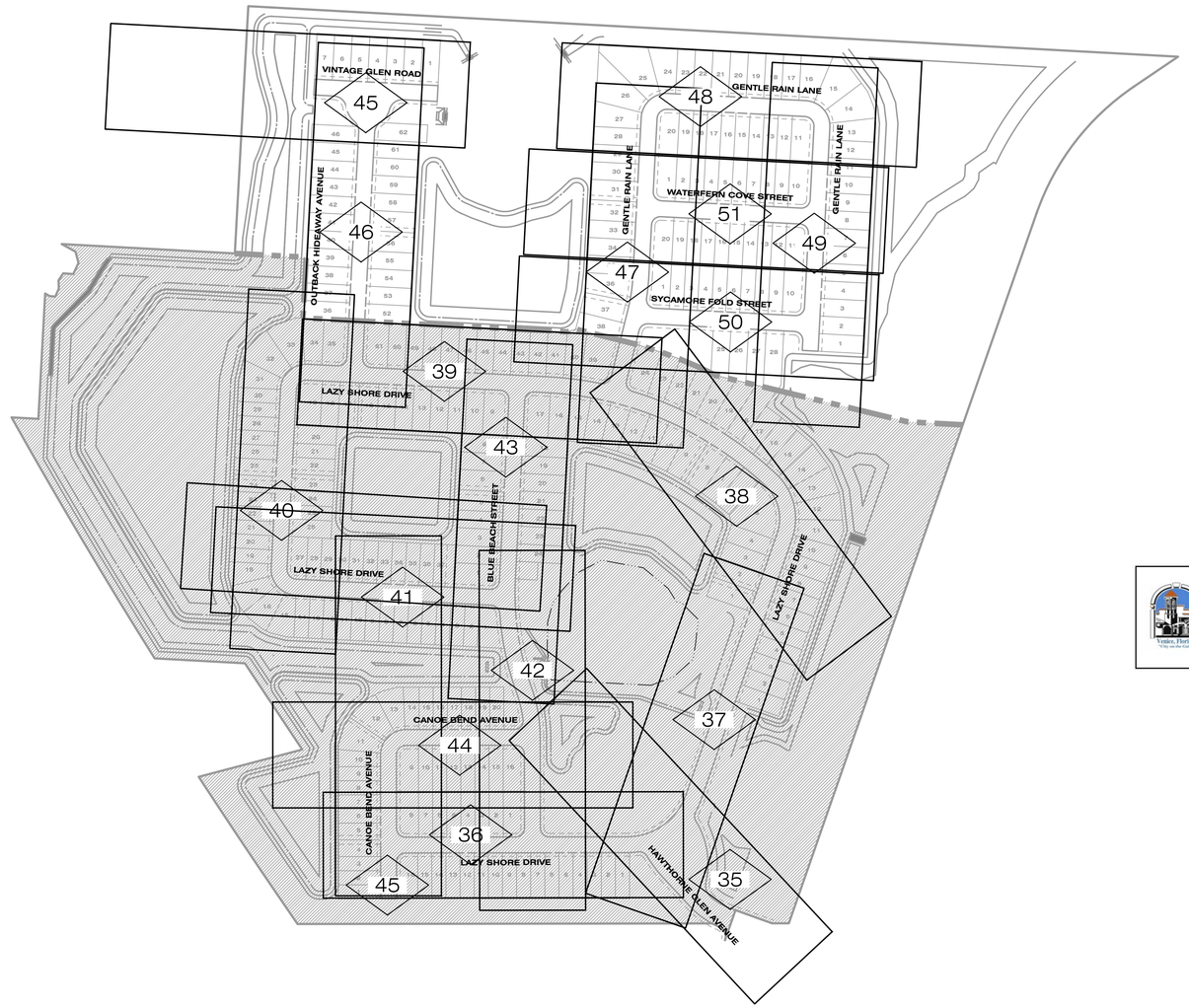
RUSTIC ROAD NORTH
PHASES 1 & 2

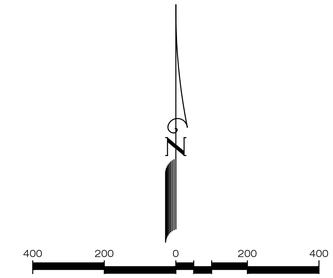
JOB NO.	JEN-RU-008
DESIGN	FERREIRA
DRAWN	DUNCAN
DATE	06-03-2025
FILE	WS05
PREPARED FOR:	JEN TAMPA I, LLC. C/O BANYAN LAND CAPITAL, LLC.

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

SHEET 33 OF 71 SHEETS

P:\RUSTIC ROAD\NORTH-SP\INSPECTION & CERT\NORTH PH 2\MASTER RECORD SET\WM CAD\WS05.DWG-33 WATER & SEWER PLAN 2025/06/03 1:56 PM OLD ENGINEERO





LEGEND

10	PLAN & PROFILE SHEET NO. REFERENCE

PLAN & PROFILE

EXISTING	PROPOSED	
	12	STORM DRAINAGE STRUCTURE & PIPE (SIZE IN INCHES)
10	10	STRUCTURE NO.
+ 62.9	65.00	SPOT ELEVATION
	65.00	PROPOSED PROFILE GRADE ELEVATION
63	65.00	CONTOUR
		DIRECTION OF SURFACE FLOW
	UD UDCO	UNDERDRAIN WITH CLEANOUT
		STAKED EROSION CONTROL
		FLOATING TURBIDITY BARRIER
SWFWL		SWFWMD WETLAND LINE
25' BUFFER		25' OFFSET FROM WETLAND LINE
WETLAND 108		WETLAND CONSERVATION AREA
		WETLAND AREAS
		PROPOSED WETLAND IMPACTS
		PROPOSED OSW IMPACTS
		PROJECT BOUNDARY
	RA-#	ROAD AUGER LOCATION

RECORD DRAWINGS
August 29, 2025
APPROVED

DATE	DESCRIPTION	BY
05-17-2021	INITIAL SUBMITTAL	JAS

REVISIONS

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

Clearview LAND DESIGN, P.L.
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DATE: 06/03/2025
JORDAN A. SCHRADER, P.E. NO. 74798
FLORIDA PROFESSIONAL ENGINEER

PLAN & PROFILE SHEET INDEX

JOB NO. JEN-RU-008	RUSTIC ROAD NORTH PHASES 1 & 2
DESIGN FERREIRA	
DRAWN DUNCAN	PREPARED FOR: JEN TAMPA 1, LLC. C/O BANYAN LAND CAPITAL, LLC.
DATE 06-03-2025	Elevations based on North American Vertical Datum 1988 (NAVD 88) Conversion from NAVD 88 to NGVD 29 = +1.11 Feet
FILE RP-INDEX	**SHEET 34 OF 71 SHEETS**

P:\RUSTIC ROAD\NORTH-SF\INSPECTION & CERT\NORTH PH 2\MASTER RECORD SET\MM CAD\RP-INDEX.DWG-34 PLAN & PROFILE SHEET INDEX 2025/06/03 1:57 PM OLD ENGINEER01

SWING TIE TABLE - SANITARY MANHOLES	
SWING TIE POINT #	DECRIPTION
200868	SANITARY MANHOLE-H1
200858	SANITARY MANHOLE-G3
200852	SANITARY MANHOLE-G4

SWING TIE TABLE							
SHEET -45	WATER MAIN		LOCATION 1		LOCATION 2		
POINT- #	DESCRIPTION	ELEVATION	DESCRIPTION	DISTANCE 1	DESCRIPTION	DISTANCE 2	
400041	WATER MAIN BLOW-OFF 4"	15.613	[illegible]	44	[illegible]	156	
400042	WATER MAIN GATE VALVE 4"	13.86	[illegible]	40	[illegible]	151	
400032	WATER MAIN GATE VALVE 4"	14.054	[illegible]	30	[illegible]	54	
400030	WATER MAIN REDUCER 8"X4"	13.299	[illegible]	92	[illegible]	32	
400028	WATER MAIN TEE 8"X8"X8"	13.44	[illegible]	95	[illegible]	30	
400029	WATER MAIN REDUCER 8"X6"	13.209	[illegible]	97	[illegible]	30	
400033	WATER MAIN GATE VALVE 4"	14.106	[illegible]	100	[illegible]	28	
400034	WATER MAIN GATE VALVE 8"	14.82	[illegible]	94	[illegible]	27	
400044	WATER MAIN TOP 8"	12.473	[illegible]	77	[illegible]	86	
400050	WATER MAIN GATE VALVE 4"	14.329	[illegible]	38	[illegible]	184	
400051	WATER MAIN BLOW-OFF 4"	16.137	[illegible]	44	[illegible]	350	

SWING TIE TABLE							
SHEET -45	WATER SERVICE		LOCATION 1		LOCATION 2		
POINT- #	DESCRIPTION	ELEVATION	DESCRIPTION	DISTANCE 1	DESCRIPTION	DISTANCE 2	
297141	WATER SINGLE SERVICE	17.075	[illegible]	57	[illegible]	145	
297143	WATER SINGLE SERVICE	16.753	[illegible]	63	[illegible]	62	
297144	WATER SINGLE SERVICE	16.74	[illegible]	66	[illegible]	59	
297146	WATER SINGLE SERVICE	16.559	[illegible]	113	[illegible]	28	
297148	WATER SINGLE SERVICE	16.893	[illegible]	68	[illegible]	98	
297149	WATER SINGLE SERVICE	16.884	[illegible]	65	[illegible]	101	
297151	WATER SINGLE SERVICE	17.072	[illegible]	62	[illegible]	104	

RECORD DATA PROVIDED BY GEOPOINT SURVEYING, INC.

RECORD DRAWING LEGEND

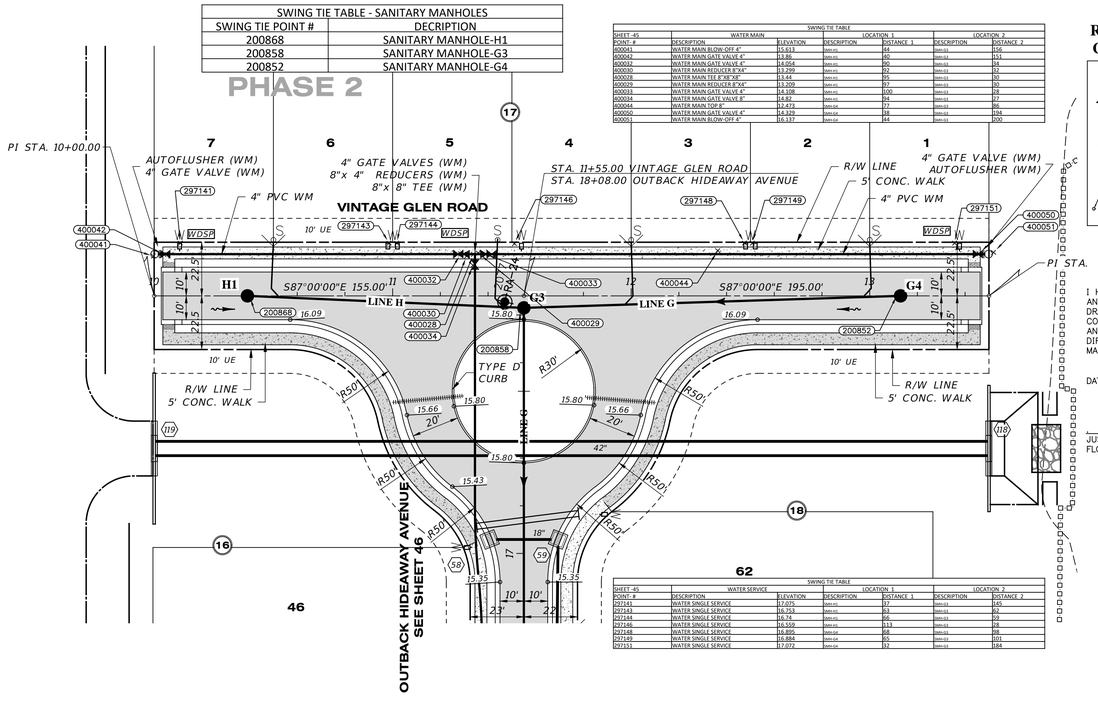
- 42.00 / 42.07 — PROPOSED/DESIGN ELEVATION OR DIMENSION LINED THROUGH, "RECORD" ELEVATION OR DIMENSION WRITTEN IN.
- 54.8 — INDICATES RECORD ELEVATION
- ✓ — INDICATES "RECORD" ELEVATION, DIMENSION, SLOPE, et cetera.
- 10000 — INDICATES "RECORD" ITEM NUMBER

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.

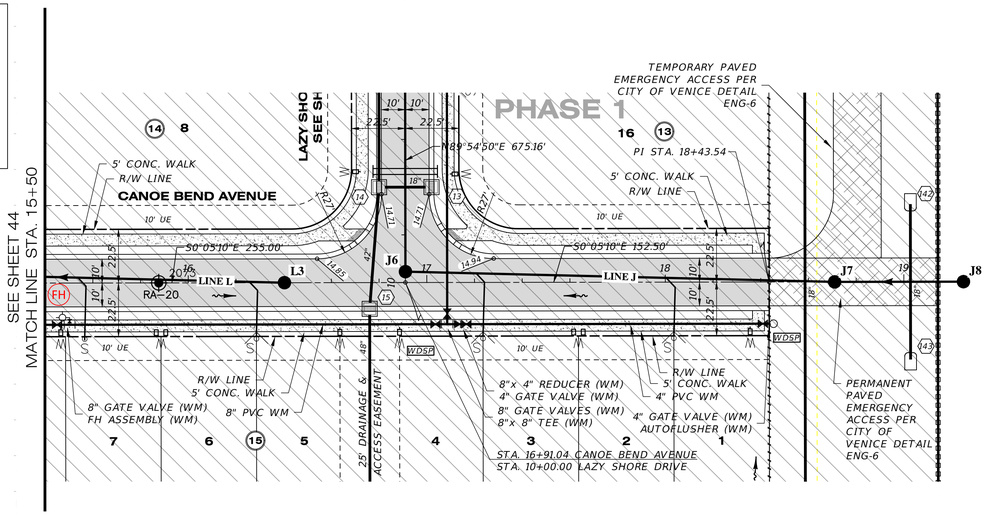
DATE OF LAST FIELD SURVEY 05/30/2025

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



VINTAGE GLEN ROAD

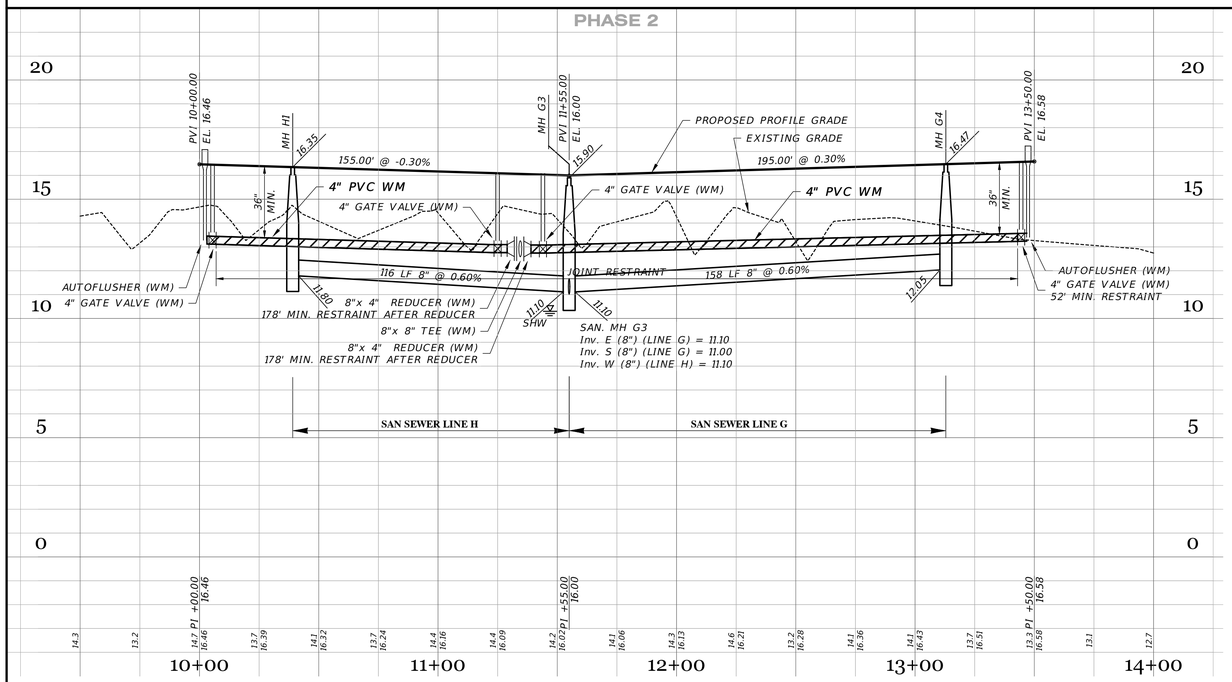
SCALE: 1" = 30' HORIZONTAL
1" = 3' VERTICAL

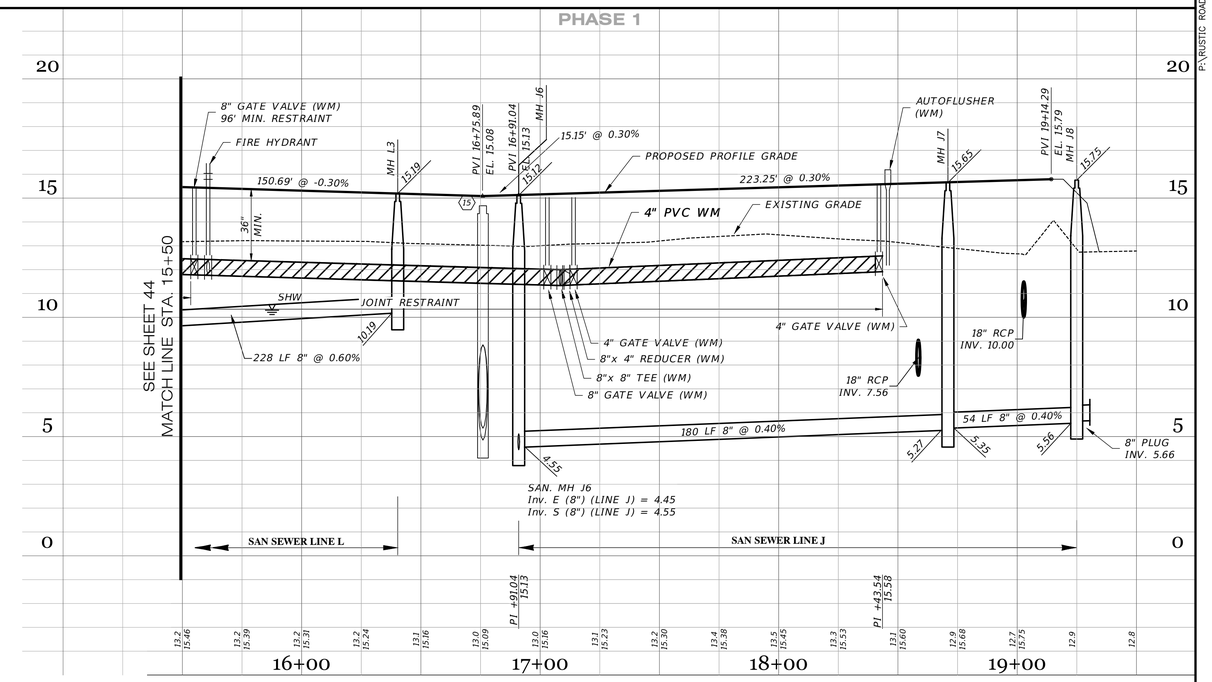


RECORD DRAWINGS
August 29, 2025
APPROVED

CANOE BEND AVENUE

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





DATE	DESCRIPTION	BY
06-03-2025	UTIL RECORD DATA BY GEOPOINT	JRD
05-18-2023	SIDEWALK 2' FROM R/W @ LOT AREAS	JRD
11-15-2021	GRADING & LABELS	DA
11-05-2021	REMOVE WM, FH & GV IN PROFILE	DA
10-22-2021	REST. JOINTS, AUTOFLUSHER, WM, MH J8	DA
05-17-2021	INITIAL SUBMITTAL	JAS

REVISIONS

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

Clearview LAND DESIGN, P.L.
Engineering Business C.A. No.: 28858
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DATE: 06/03/2025
JORDAN A. SCHRADER, P.E. NO. 74798
FLORIDA PROFESSIONAL ENGINEER

ROADWAY & UTILITY PLAN & PROFILE

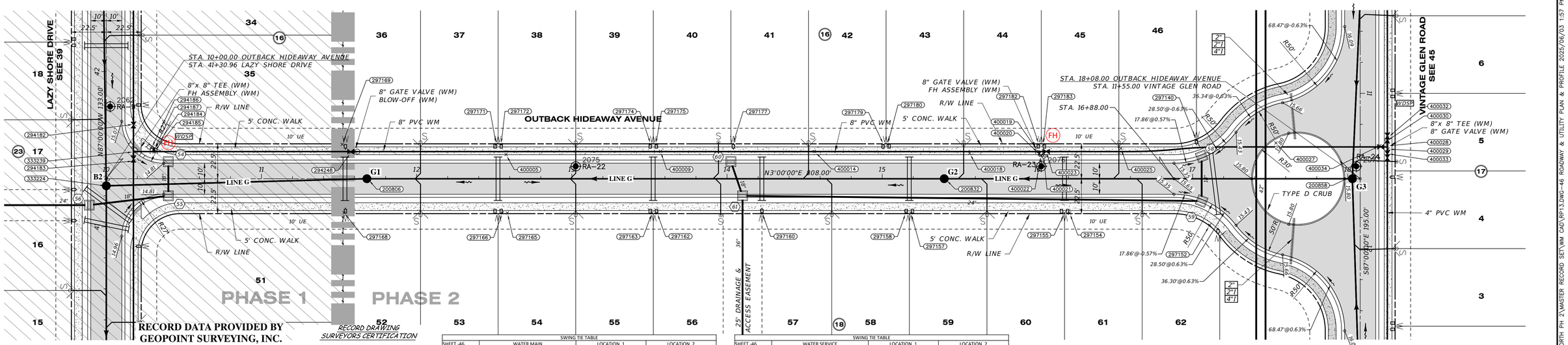
RUSTIC ROAD NORTH
PHASES 1 & 2

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

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

JOB NO.	DESIGN	DRAWN	DATE	FILE
JEN-RU-008	FERREIRA	DUNCAN	06-03-2025	RP12

P:\RUSTIC ROAD\NORTH- SP\INSPECTION & CERT\NORTH PH 2\MASTER RECORD SET\RW CAD\RP12.DWG-45 ROADWAY & UTILITY PLAN & PROFILE 2025/06/03 1:57 PM OLD ENGINEERO



RECORD DATA PROVIDED BY GEOPOINT SURVEYING, INC.

RECORD DRAWING LEGEND

42.00 / 42.07	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

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DATE OF LAST FIELD SURVEY 05/30/2025

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

SWING TIE TABLE

SHEET -46 POINT- #	WATER MAIN DESCRIPTION	ELEVATION	LOCATION 1 DESCRIPTION	DISTANCE 1	LOCATION 2 DESCRIPTION	DISTANCE 2
294182	WATER MAIN GATE VALVE 8"	13.584	SMH-B2	44	STR-54	33
333239	WATER MAIN TEE 8"X8"X8"	12.07	SMH-B2	28	STR-54	23
294183	WATER MAIN GATE VALVE 8"	13.457	SMH-B2	24	STR-54	22
294185	WATER MAIN TEE 8"X6"X8"	11.83	STR-55	30	STR-54	11
294184	WATER MAIN GATE VALVE 6"	12.946	STR-55	31	STR-54	12
294187	WATER MAIN BEND 6" 90°	11.41	STR-55	31	STR-54	12
294186	FIRE HYDRANT	17.82	STR-55	33	STR-54	14
294248	WATER MAIN GATE VALVE 8"	13.987	SMH-G1	20	STR-54	118
400005	WATER MAIN TOP 8"	11.509	SMH-G1	90	STR-60	145
400009	WATER MAIN TOP 8"	11.806	STR-61	60	STR-60	46
400014	WATER MAIN TOP 8"	13.273	STR-61	54	STR-60	54
400018	WATER MAIN TOP 8"	12.707	400021-FIRE HYDRANT	48	SMH-G2	23
400019	WATER MAIN TEE 8"X6"X8"	12.658	400021-FIRE HYDRANT	5	SMH-G2	62
400020	WATER MAIN BEND 6" 90°	12.519	400021-FIRE HYDRANT	3	SMH-G2	63
400022	WATER MAIN GATE VALVE 6"	13.719	400021-FIRE HYDRANT	2	SMH-G2	64
400021	FIRE HYDRANT	18.759	STR-59	106	SMH-G2	65
400023	WATER MAIN GATE VALVE 8"	14.291	400021-FIRE HYDRANT	3	SMH-G2	67
400025	WATER MAIN TOP 8"	12.16	400021-FIRE HYDRANT	50	STR-58	52
400027	WATER MAIN TOP 8"	15.10	400021-FIRE HYDRANT	150	STR-58	45
400034	WATER MAIN GATE VALVE 8"	14.82	STR-59	120	SMH-G3	27
400030	WATER MAIN REDUCER 8"X4"	13.299	STR-59	125	SMH-G3	32
400032	WATER MAIN GATE VALVE 4"	14.054	STR-59	127	SMH-G3	34
400028	WATER MAIN TEE 8"X8"X8"	13.44	STR-59	125	SMH-G3	30
400029	WATER MAIN REDUCER 8"X4"	13.209	STR-59	125	SMH-G3	30
400033	WATER MAIN GATE VALVE 4"	14.108	STR-59	123	SMH-G3	28

SWING TIE TABLE

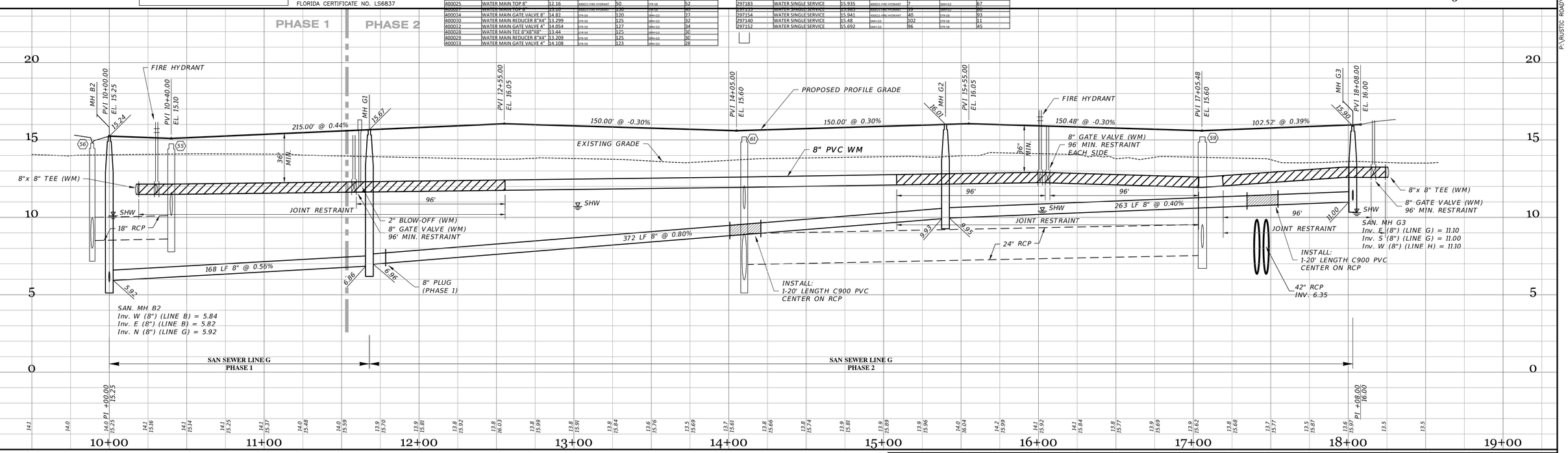
SHEET -46 POINT- #	WATER SERVICE DESCRIPTION	ELEVATION	LOCATION 1 DESCRIPTION	DISTANCE 1	LOCATION 2 DESCRIPTION	DISTANCE 2
297169	WATER SINGLE SERVICE	15.73	SMH-G1	28	294186-FIRE HYDRANT	123
297168	WATER SINGLE SERVICE	15.784	SMH-G1	27	294186-FIRE HYDRANT	131
297171	WATER SINGLE SERVICE	16.255	SMH-G1	86	STR-60	152
297172	WATER SINGLE SERVICE	16.241	SMH-G1	89	STR-60	148
297166	WATER SINGLE SERVICE	16.242	SMH-G1	89	STR-60	151
297165	WATER SINGLE SERVICE	16.276	SMH-G1	93	STR-60	148
297174	WATER SINGLE SERVICE	15.834	STR-61	68	STR-60	53
297175	WATER SINGLE SERVICE	15.791	STR-61	65	STR-60	50
297163	WATER SINGLE SERVICE	15.916	STR-61	59	STR-60	61
297162	WATER SINGLE SERVICE	15.902	STR-61	56	STR-60	58
297177	WATER SINGLE SERVICE	15.768	STR-61	34	STR-60	11
297160	WATER SINGLE SERVICE	15.603	STR-61	17	STR-60	39
297179	WATER SINGLE SERVICE	15.929	STR-61	97	STR-60	99
297180	WATER SINGLE SERVICE	15.935	STR-61	99	SMH-G2	43
297158	WATER SINGLE SERVICE	15.969	400021-FIRE HYDRANT	96	SMH-G2	34
297157	WATER SINGLE SERVICE	15.909	400021-FIRE HYDRANT	93	SMH-G2	31
297182	WATER SINGLE SERVICE	15.876	400021-FIRE HYDRANT	8	SMH-G2	64
297183	WATER SINGLE SERVICE	15.935	400021-FIRE HYDRANT	7	SMH-G2	67
297155	WATER SINGLE SERVICE	15.985	400021-FIRE HYDRANT	53	STR-58	85
297154	WATER SINGLE SERVICE	15.941	400021-FIRE HYDRANT	40	STR-58	93
297140	WATER SINGLE SERVICE	15.48	SMH-G3	102	STR-58	11
297152	WATER SINGLE SERVICE	15.692	SMH-G3	96	STR-58	45

SWING TIE TABLE - SANITARY MANHOLES

SWING TIE POINT #	DECRIPTION
333224	SANITARY MANHOLE-B2
200806	SANITARY MANHOLE-G1
200832	SANITARY MANHOLE-G2
200858	SANITARY MANHOLE-G3

OUTBACK HIDEAWAY AVENUE

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



RECORD DRAWINGS
August 29, 2025
APPROVED

DATE	DESCRIPTION	BY
06-03-2025	UTIL RECORD DATA BY GEOPOINT	JRD
05-18-2023	SIDEWALK 2' FROM R/W @ LOT AREAS	JRD
11-15-2021	GRADING & LABELS	DA
10-22-2021	REST. JOINTS, REMOVED GV	DA
05-17-2021	INITIAL SUBMITTAL	JAS

REVISIONS

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

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DATE: 06/03/2025
JORDAN A. SCHRADER, P.E. NO. 74798
FLORIDA PROFESSIONAL ENGINEER

ROADWAY & UTILITY PLAN & PROFILE

RUSTIC ROAD NORTH
PHASES 1 & 2

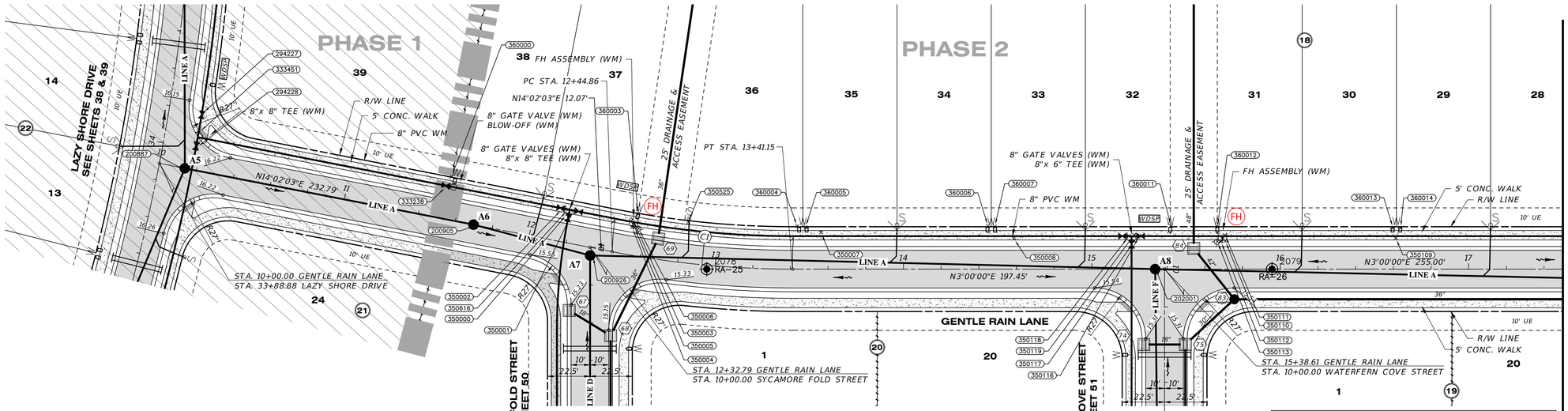
JOB NO. JEN-RU-008
DESIGN FERREIRA
DRAWN DUNCAN
DATE 06-03-2025
FILE RP13

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 46 OF 71 SHEETS

P:\RUSTIC ROAD\NORTH - SP\INSPECTION & CERT\NORTH PH 2\MASTER RECORD SET\RM CAD\RP13.DWG-46 ROADWAY & UTILITY PLAN & PROFILE 2025/06/03 1:57 PM OLD ENGINEERO



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

SWING TIE TABLE						
SHEET -47	WATER MAIN		LOCATION 1		LOCATION 2	
POINT- #	DESCRIPTION	ELEVATION	DESCRIPTION	DISTANCE 1	DESCRIPTION	DISTANCE 2
294227	WATER MAIN GATE VALVE 8"	13.765	SMH-A5	31	SMH-A6	157
333451	WATER MAIN TEE 8"X8"X8"	13.46	SMH-A5	21	SMH-A6	155
294228	WATER MAIN GATE VALVE 8"	13.982	SMH-A5	14	SMH-A6	154
333238	WATER MAIN GATE VALVE 8"	14.5	SMH-A7	86	SMH-A6	26
350002	WATER MAIN GATE VALVE 8"	14.143	SMH-A7	30	ISO006-FIRE HYDRANT	42
350616	WATER MAIN TEE 8"X8"X8"	14.11	SMH-A7	28	ISO006-FIRE HYDRANT	39
350000	WATER MAIN GATE VALVE 8"	14.019	SMH-A7	26	ISO006-FIRE HYDRANT	39
350001	WATER MAIN GATE VALVE 8"	14.075	SMH-A7	26	ISO006-FIRE HYDRANT	36
350003	WATER MAIN TEE 8"X6"X8"	12.154	STR-69	17	ISO006-FIRE HYDRANT	6
350004	WATER MAIN BEND 6" 90°	11.983	STR-69	15	ISO006-FIRE HYDRANT	3
350005	WATER MAIN GATE VALVE 6"	13.324	STR-69	14	ISO006-FIRE HYDRANT	2
350006	FIRE HYDRANT	18.205	STR-69	12	SMH-A6	86
350007	WATER MAIN TOP 8"	11.653	STR-69	86	ISO006-FIRE HYDRANT	97
350008	WATER MAIN TOP 8"	12.039	ISO113-FIRE HYDRANT	108	ISO006-FIRE HYDRANT	199
350118	WATER MAIN GATE VALVE 8"	13.706	ISO113-FIRE HYDRANT	47	SMH-A8	22
350119	WATER MAIN TEE 8"X6"X8"	12.412	ISO113-FIRE HYDRANT	44	SMH-A8	21
350117	WATER MAIN GATE VALVE 6"	13.45	ISO113-FIRE HYDRANT	44	SMH-A8	18
350116	WATER MAIN GATE VALVE 8"	13.718	ISO113-FIRE HYDRANT	41	SMH-A8	19
350111	WATER MAIN TEE 8"X6"X8"	11.442	ISO113-FIRE HYDRANT	5	STR-84	18
350112	WATER MAIN GATE VALVE 6"	13.457	ISO113-FIRE HYDRANT	2	STR-84	15
350110	WATER MAIN BEND 6" 90°	11.332	ISO113-FIRE HYDRANT	4	STR-84	17
350113	FIRE HYDRANT	18.328	STR-74	67	STR-84	13
350109	WATER MAIN TOP 8"	14.074	STR-74	145	STR-84	107

SWING TIE TABLE						
SHEET -47	WATER SERVICE		LOCATION 1		LOCATION 2	
POINT- #	DESCRIPTION	ELEVATION	DESCRIPTION	DISTANCE 1	DESCRIPTION	DISTANCE 2
360000	WATER SINGLE SERVICE	16.111	SMH-A7	86	SMH-A6	29
360003	WATER SINGLE SERVICE	15.235	SMH-A7	33	ISO006-FIRE HYDRANT	8
360004	WATER SINGLE SERVICE	16.387	STR-69	74	ISO006-FIRE HYDRANT	84
360005	WATER SINGLE SERVICE	16.079	STR-69	78	ISO006-FIRE HYDRANT	89
360006	WATER SINGLE SERVICE	15.926	ISO113-FIRE HYDRANT	122	SMH-A8	92
360007	WATER SINGLE SERVICE	15.804	ISO113-FIRE HYDRANT	118	SMH-A8	88
360011	WATER SINGLE SERVICE	15.865	ISO113-FIRE HYDRANT	26	SMH-A8	24
360012	WATER SINGLE SERVICE	15.648	ISO113-FIRE HYDRANT	8	SMH-A8	39
360013	WATER SINGLE SERVICE	16.707	ISO113-FIRE HYDRANT	93	SMH-A8	128
360014	WATER SINGLE SERVICE	16.479	ISO113-FIRE HYDRANT	98	SMH-A8	132

SWING TIE TABLE - SANITARY MANHOLES	
SWING TIE POINT #	DECRIPTION
200887	SANITARY MANHOLE-A5
200905	SANITARY MANHOLE-A6
200926	SANITARY MANHOLE-A7
202001	SANITARY MANHOLE-A8

GENTLE RAIN LANE

RECORD DATA PROVIDED BY GEOPOINT SURVEYING, INC.

RECORD DRAWING LEGEND

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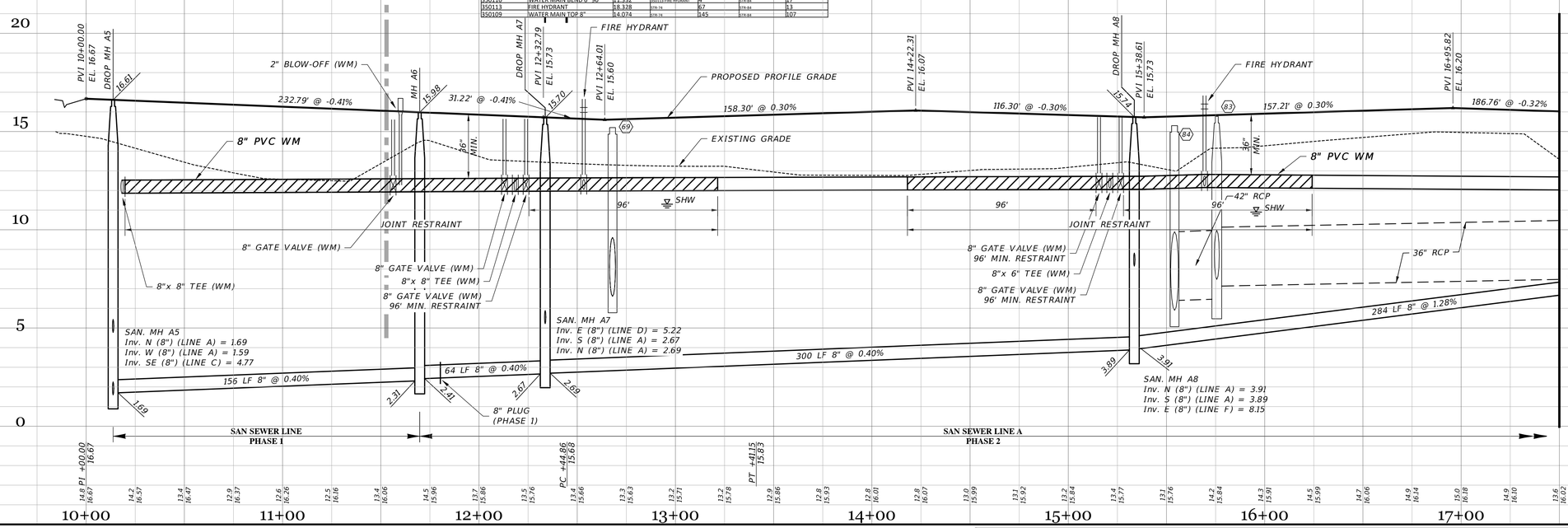
DATE OF LAST FIELD SURVEY 05/30/2025

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

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



RECORD DRAWINGS
August 29, 2025
APPROVED

DATE	DESCRIPTION	BY
06-03-2025	UTIL RECORD DATA BY GEOPOINT	JRD
04-25-2024	REMOVED EXTRA MH'S	MMR
05-18-2023	SIDEWALK 2' FROM R/W @ LOT AREAS	JRD
10-22-2021	REST. JOINTS, REMOVED GV	DA
05-17-2021	INITIAL SUBMITTAL	JAS

REVISIONS

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

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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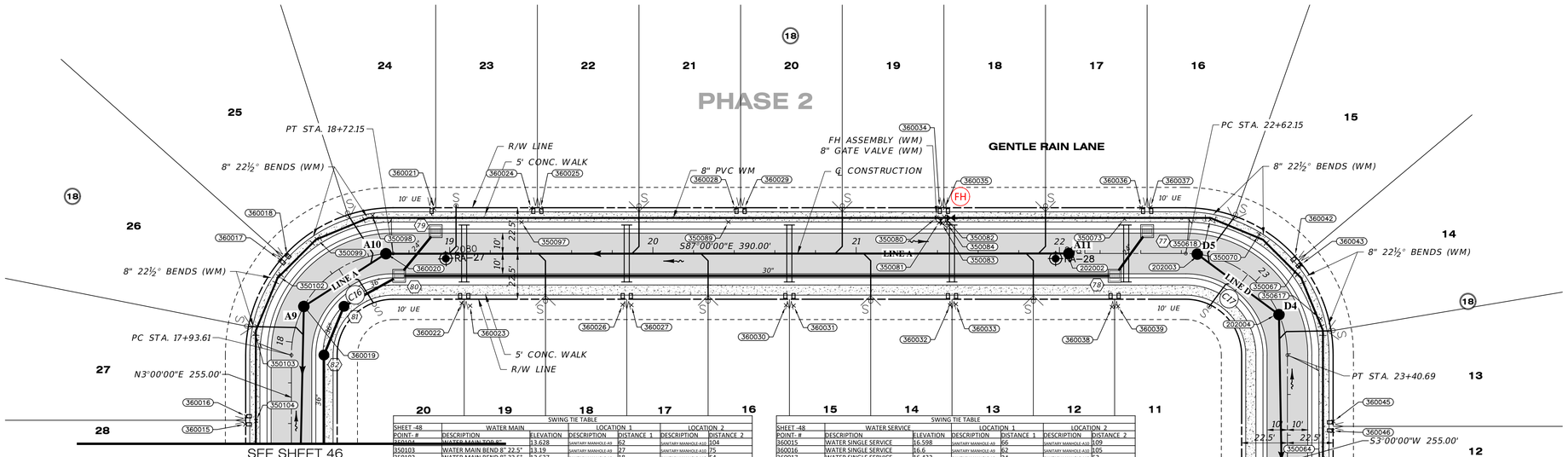
DATE: 06/03/2025
JORDAN A. SCHRADER, P.E. NO. 74798
FLORIDA PROFESSIONAL ENGINEER

ROADWAY & UTILITY PLAN & PROFILE

JOB NO. JEN-RU-008	RUSTIC ROAD NORTH PHASES 1 & 2
DESIGN FERREIRA	
DRAWN DUNCAN	PREPARED FOR: JEN TAMPA 1, LLC. C/O BANYAN LAND CAPITAL, LLC.
DATE 06-03-2025	Elevations based on North American Vertical Datum 1988 (NAVD 88) Conversion from NAVD 88 to NGVD 29 = +1.11 Feet
FILE RP14	SHEET 47 OF 71 SHEETS

P:\RUSTIC ROAD\NORTH - SF\INSPECTION & CERT\NORTH PH 2\MASTER RECORD SET\RW CAD\RP14.DWG-47 ROADWAY & UTILITY PLAN & PROFILE 2025/06/03 1:57 PM CLD ENGINEER0



Curve Table: Alignments								
Curve #	Radius	Length	Chord	Delta	Degree (Arc)	PC Station	PT Station	PI Station
C16	50.00'	78.54'	N48° 00' 00.00"E, 70.71'	090.0000	114.5916	9+50.00	30+25.69	18+43.61
C17	50.00'	78.54'	S42° 00' 00.00"E, 70.71'	090.0000	114.5916	9+50.00	30+25.69	23+12.15

SWING TIE TABLE

SHEET -48 POINT- #	WATER MAIN DESCRIPTION	ELEVATION	LOCATION 1 DESCRIPTION	LOCATION 1 DISTANCE 1	LOCATION 2 DESCRIPTION	LOCATION 2 DISTANCE 2
350100	WATER MAIN TOP 8"	13.628	SANITARY MANHOLE-A10	62	SANITARY MANHOLE-A10	104
350103	WATER MAIN BEND 8" 22.5°	13.19	SANITARY MANHOLE-A9	27	SANITARY MANHOLE-A10	75
350102	WATER MAIN BEND 8" 22.5°	12.637	SANITARY MANHOLE-A9	18	SANITARY MANHOLE-A10	54
350099	WATER MAIN BEND 8" 22.5°	12.888	SANITARY MANHOLE-A9	33	SANITARY MANHOLE-A10	35
350098	WATER MAIN BEND 8" 22.5°	13.185	STR-79	32	SANITARY MANHOLE-A10	20
350097	WATER MAIN TOP 8"	13.271	STR-79	42	STR-80	66
350089	WATER MAIN TOP 8"	13.391	ISO084-FIRE HYDRANT	108	STR-80	164
350080	WATER MAIN TEE 8"X8"X8"	12.647	ISO084-FIRE HYDRANT	6	SMH-A11	67
350081	WATER MAIN BEND 6" 90°	12.327	ISO084-FIRE HYDRANT	4	SMH-A11	65
350083	WATER MAIN GATE VALVE 6"	13.527	ISO084-FIRE HYDRANT	3	SMH-A11	64
350084	FIRE HYDRANT	18.314	STR-77	88	SMH-A11	61
350082	WATER MAIN GATE VALVE 8"	13.916	ISO084-FIRE HYDRANT	3	SMH-A11	63
350073	WATER MAIN TOP 8"	11.877	STR-77	13	STR-78	28
350618	WATER MAIN BEND 8" 22.5°	12.733	STR-77	32	STR-78	55
350070	WATER MAIN BEND 8" 22.5°	12.902	STR-77	55	STR-78	74
350067	WATER MAIN BEND 8" 22.5°	12.936	STR-77	77	STR-78	91
350617	WATER MAIN BEND 8" 22.5°	12.973	STR-77	96	STR-78	104
350064	WATER MAIN TOP 8"	13.073	SMH-D5	126	SMH-D4	84

SWING TIE TABLE

SHEET -48 POINT- #	WATER SERVICE DESCRIPTION	ELEVATION	LOCATION 1 DESCRIPTION	LOCATION 1 DISTANCE 1	LOCATION 2 DESCRIPTION	LOCATION 2 DISTANCE 2
360015	WATER SINGLE SERVICE	16.598	SANITARY MANHOLE-A9	66	SANITARY MANHOLE-A10	109
360016	WATER SINGLE SERVICE	16.6	SANITARY MANHOLE-A9	62	SANITARY MANHOLE-A10	105
360017	WATER SINGLE SERVICE	16.432	SANITARY MANHOLE-A9	24	SANITARY MANHOLE-A10	52
360018	WATER SINGLE SERVICE	16.129	SANITARY MANHOLE-A9	25	SANITARY MANHOLE-A10	48
360021	WATER SINGLE SERVICE	16.006	SANITARY MANHOLE-A9	80	SANITARY MANHOLE-A10	32
360022	WATER SINGLE SERVICE	16.519	STR-79	38	STR-80	64
360023	WATER SINGLE SERVICE	16.279	STR-79	40	STR-80	38
360024	WATER SINGLE SERVICE	16.07	STR-79	48	STR-80	73
360025	WATER SINGLE SERVICE	16.153	STR-79	53	STR-80	77
360026	WATER SINGLE SERVICE	16.294	STR-79	99	STR-80	111
360027	WATER SINGLE SERVICE	16.411	STR-79	103	STR-80	115
360028	WATER SINGLE SERVICE	16.63	ISO084-FIRE HYDRANT	105	SMH-A11	165
360029	WATER SINGLE SERVICE	16.514	ISO084-FIRE HYDRANT	100	SMH-A11	161
360030	WATER SINGLE SERVICE	16.829	ISO084-FIRE HYDRANT	89	SMH-A11	141
360031	WATER SINGLE SERVICE	16.708	ISO084-FIRE HYDRANT	86	SMH-A11	137
360034	WATER SINGLE SERVICE	16.37	ISO084-FIRE HYDRANT	9	SMH-A11	67
360035	WATER SINGLE SERVICE	16.341	ISO084-FIRE HYDRANT	8	SMH-A11	64
360032	WATER SINGLE SERVICE	16.639	ISO084-FIRE HYDRANT	40	SMH-A11	63
360033	WATER SINGLE SERVICE	16.868	ISO084-FIRE HYDRANT	40	SMH-A11	60
360038	WATER SINGLE SERVICE	16.324	STR-77	41	STR-78	15
360039	WATER SINGLE SERVICE	16.114	STR-77	40	STR-78	15
360036	WATER SINGLE SERVICE	15.898	STR-77	12	STR-78	36
360037	WATER SINGLE SERVICE	15.994	STR-77	12	STR-78	38
360042	WATER SINGLE SERVICE	16.577	SMH-D5	47	SMH-D4	30
360043	WATER SINGLE SERVICE	16.254	SMH-D5	50	SMH-D4	27
360045	WATER SINGLE SERVICE	16.381	SMH-D5	105	SMH-D4	60
360046	WATER SINGLE SERVICE	16.397	SMH-D5	109	SMH-D4	64

SWING TIE TABLE - SANITARY MANHOLES

SWING TIE POINT #	DECRIPTION
360019	SANITARY MANHOLE-A9
360020	SANITARY MANHOLE-A10
202002	SANITARY MANHOLE-A11
202003	SANITARY MANHOLE-D5
202004	SANITARY MANHOLE-D4

GENTLE RAIN LANE

RECORD DATA PROVIDED BY GEOPOINT SURVEYING, INC.

RECORD DRAWING LEGEND

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DATE OF LAST FIELD SURVEY 05/30/2025

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

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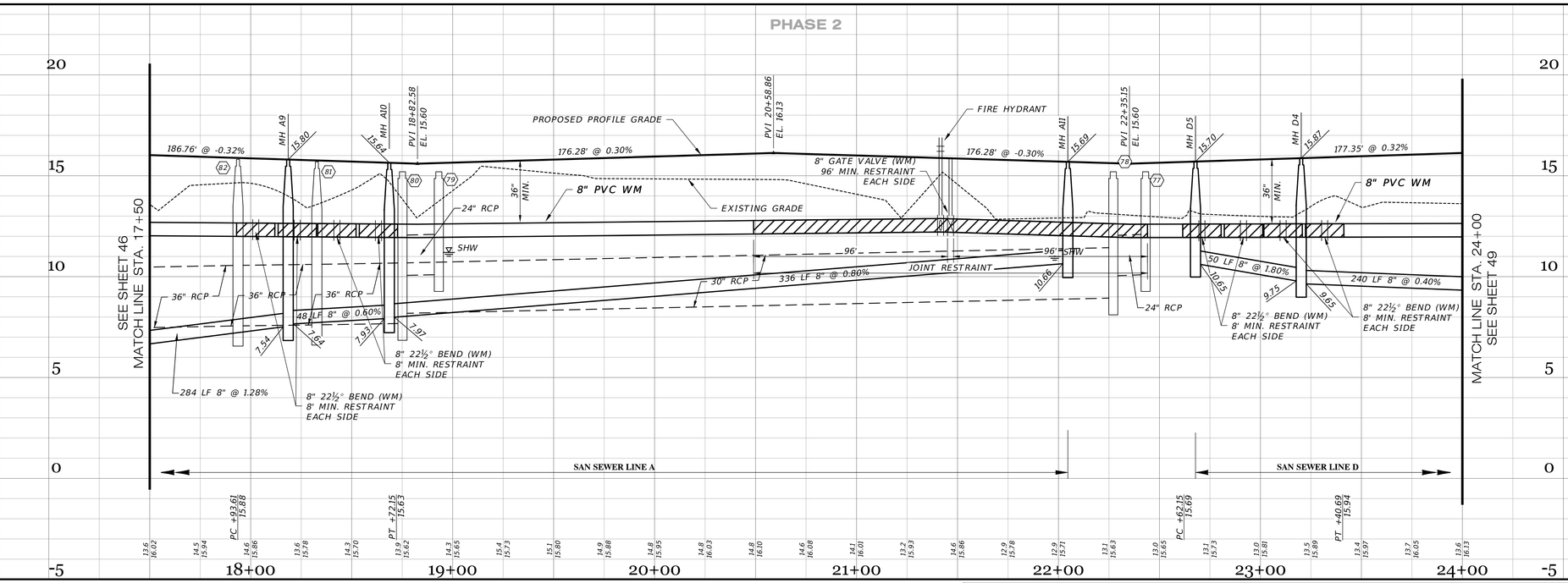

RECORD DRAWINGS
August 29, 2025
APPROVED

DATE	DESCRIPTION	BY
06-03-2025	UTIL 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

REVISIONS

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

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: 06/03/2025
JORDAN A. SCHRADER, P.E. NO. 74798
FLORIDA PROFESSIONAL ENGINEER

ROADWAY & UTILITY PLAN & PROFILE

JOB NO. JEN-RU-008	RUSTIC ROAD NORTH PHASES 1 & 2
DESIGN FERREIRA	
DRAWN DUNCAN	PREPARED FOR: JEN TAMPA 1, LLC. C/O BANYAN LAND CAPITAL, LLC.
DATE 06-03-2025	Elevations based on North American Vertical Datum 1988 (NAVD 88) Conversion from NAVD 88 to NGVD 29 = +1.11 Feet
FILE RP15	SHEET 48 OF 71 SHEETS

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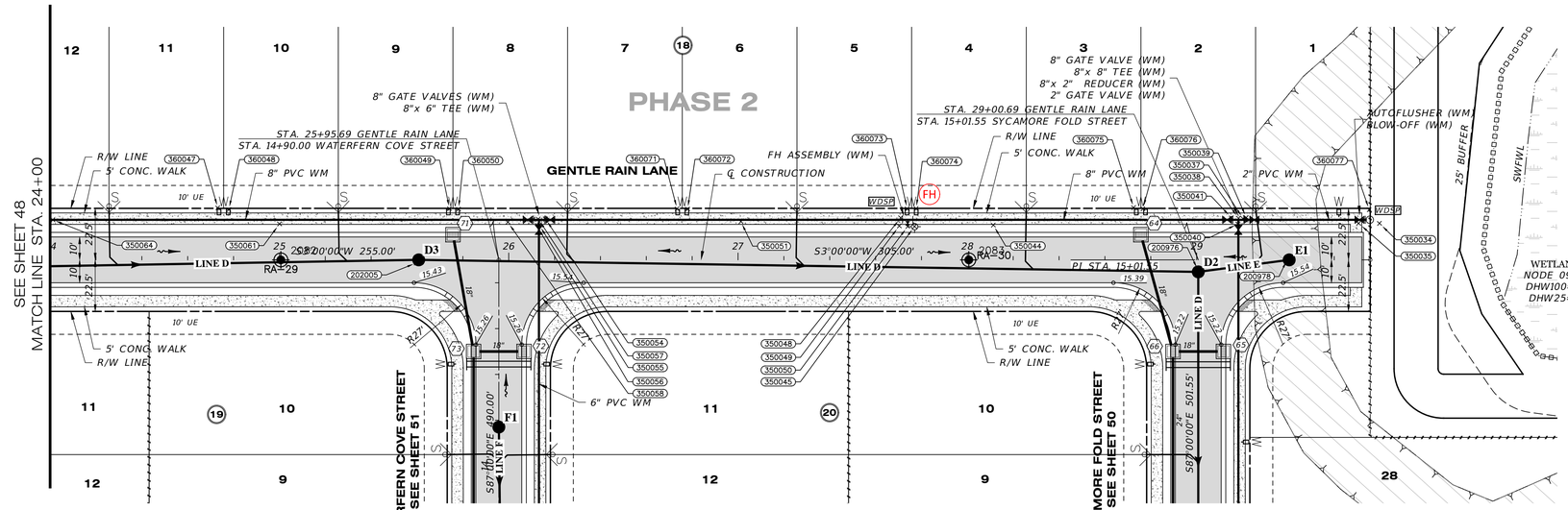

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DATE OF LAST FIELD SURVEY 05/30/2025

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

SWING TIE TABLE

SHEET -49	WATER MAIN		LOCATION 1		LOCATION 2	
POINT- #	DESCRIPTION	ELEVATION	DESCRIPTION	DISTANCE 1	DESCRIPTION	DISTANCE 2
350064	WATER MAIN TOP 8"	13.073	MH-D3	160	STR-71	175
350061	WATER MAIN TOP 8"	12.439	MH-D3	62	STR-71	76
350058	WATER MAIN TOP 8"	13.394	MH-D3	44	STR-71	25
350056	WATER MAIN GATE VALVE 8"	13.904	MH-D3	54	STR-71	36
350057	WATER MAIN TEE 8"X8"X8"	13.516	MH-D3	57	STR-71	38
350055	WATER MAIN GATE VALVE 8"	13.539	STR-72	55	STR-71	38
350054	WATER MAIN GATE VALVE 8"	13.999	STR-72	59	STR-71	41
350051	WATER MAIN TOP 8"	13.317	350045-FIRE HYDRANT	76	STR-71	126
350048	WATER MAIN TEE 8"X6"X8"	12.621	350045-FIRE HYDRANT	7	STR-71	195
350049	WATER MAIN BEND 6" 90°	12.421	350045-FIRE HYDRANT	7	STR-64	105
350050	WATER MAIN GATE VALVE 6"	13.738	350045-FIRE HYDRANT	3	STR-64	102
350045	FIRE HYDRANT	18.559	MH-D2	125	STR-64	99
350044	WATER MAIN TOP 8"	11.845	MH-D2	91	STR-64	65
350041	WATER MAIN GATE VALVE 8"	13.835	MH-D2	27	STR-64	40
350038	WATER MAIN TEE 8"X8"X8"	12.632	MH-D2	29	MH-E1	28
350040	WATER MAIN GATE VALVE 8"	13.828	MH-D2	27	MH-E1	26
350037	WATER MAIN REDUCER 8"X2"	12.675	MH-D2	30	MH-E1	26
350039	WATER MAIN GATE VALVE 2"	12.929	MH-D2	31	MH-E1	25
350035	WATER MAIN GATE VALVE 2"	12.307	MH-D2	73	MH-E1	35
350034	WATER MAIN BLOW-OFF 2"	15.375	MH-D2	82	MH-E1	43

SWING TIE TABLE

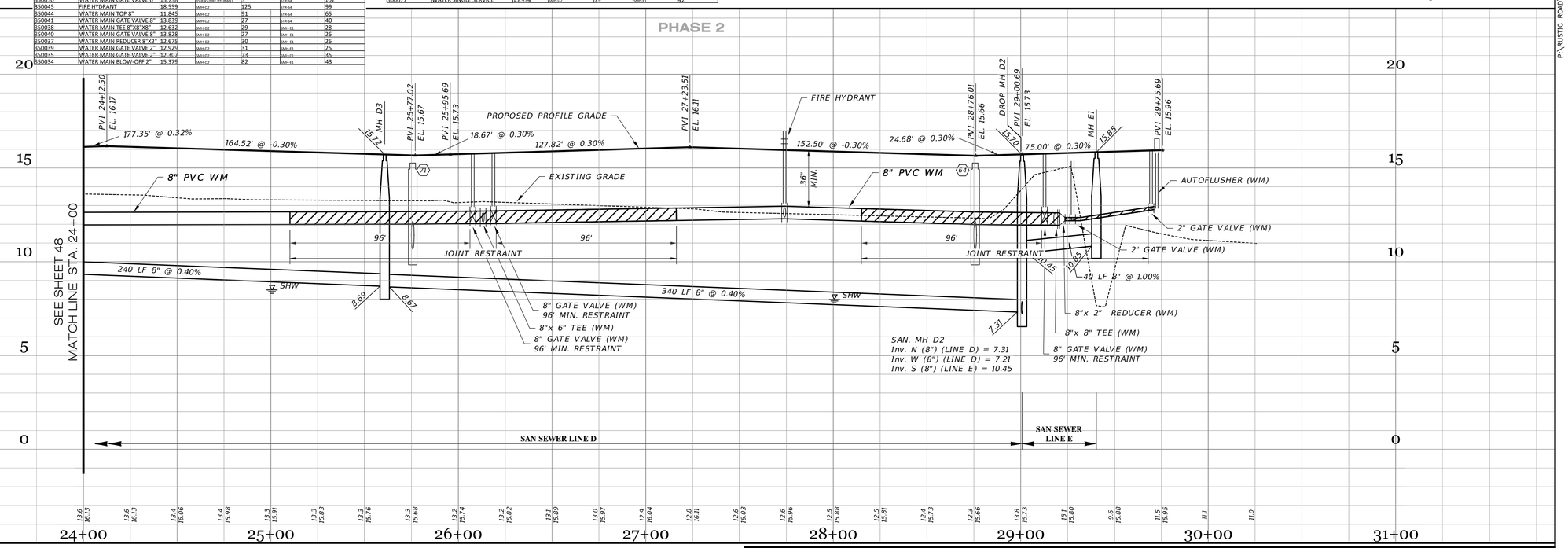
SHEET -49	WATER SERVICE		LOCATION 1		LOCATION 2	
POINT- #	DESCRIPTION	ELEVATION	DESCRIPTION	DISTANCE 1	DESCRIPTION	DISTANCE 2
360047	WATER SINGLE SERVICE	16.139	MH-D3	90	STR-71	103
360048	WATER SINGLE SERVICE	15.936	MH-D3	85	STR-71	98
360049	WATER SINGLE SERVICE	15.788	MH-D3	28	STR-71	11
360050	WATER SINGLE SERVICE	15.763	MH-D3	30	STR-71	11
360071	WATER SINGLE SERVICE	16.318	STR-72	91	STR-71	98
360072	WATER SINGLE SERVICE	16.335	STR-72	95	STR-71	103
360073	WATER SINGLE SERVICE	16.053	350045-FIRE HYDRANT	8	STR-64	103
360074	WATER SINGLE SERVICE	16.087	350045-FIRE HYDRANT	8	STR-64	99
360075	WATER SINGLE SERVICE	15.748	MH-D2	39	STR-64	12
360076	WATER SINGLE SERVICE	15.821	MH-D2	36	STR-64	11
360077	WATER SINGLE SERVICE	15.934	MH-D2	79	MH-E1	42

SWING TIE TABLE - SANITARY MANHOLES

SWING TIE POINT #	DECRIPTION
202005	SANITARY MANHOLE-D3
200976	SANITARY MANHOLE-D2
200978	SANITARY MANHOLE-E1

GENTLE RAIN LANE

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



RECORD DRAWINGS
August 29, 2025
APPROVED

DATE	DESCRIPTION	BY
06-03-2025	UTIL RECORD DATA BY GEOPOINT	JRD
05-18-2023	SIDEWALK 2' FROM R/W @ LOT AREAS	JRD
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DESIGN FERREIRA	
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DATE 06-03-2025	Elevations based on North American Vertical Datum 1988 (NAVD 88) Conversion from NAVD 88 to NGVD 29 = +1.11 Feet
FILE RP16	SHEET 49 OF 71 SHEETS

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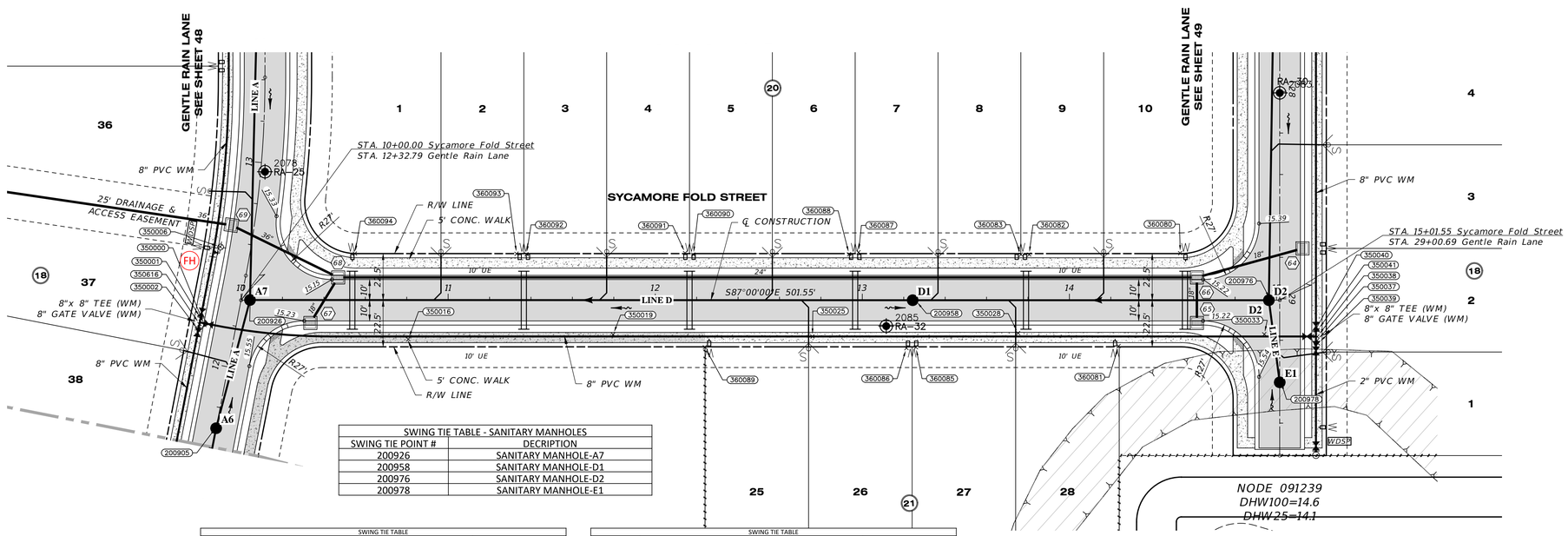

RECORD DATA PROVIDED BY GEOPOINT SURVEYING, INC.

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DATE OF LAST FIELD SURVEY 05/30/2025

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

SWING TIE TABLE - SANITARY MANHOLES	
SWING TIE POINT #	DECRIPTION
200926	SANITARY MANHOLE-A7
200958	SANITARY MANHOLE-D1
200976	SANITARY MANHOLE-D2
200978	SANITARY MANHOLE-E1

SWING TIE TABLE

SHEET -50	WATER MAIN		LOCATION 1		LOCATION 2	
POINT- #	DESCRIPTION	ELEVATION	DESCRIPTION	DISTANCE 1	DESCRIPTION	DISTANCE 2
350001	WATER MAIN GATE VALVE 8"	14.075	350006-FIRE HYDRANT	36	SMH-A7	26
350616	WATER MAIN TEE 8"X8"X8"	14.11	350006-FIRE HYDRANT	39	SMH-A7	28
350002	WATER MAIN GATE VALVE 8"	14.143	350006-FIRE HYDRANT	42	SMH-A7	30
350000	WATER MAIN GATE VALVE 8"	14.019	350006-FIRE HYDRANT	39	SMH-A7	26
350016	WATER MAIN TOP 8"	11.71	STR-68	45	STR-67	48
350019	WATER MAIN TOP 8"	11.756	STR-68	136	STR-67	146
350025	WATER MAIN TOP 8"	12.917	STR-65	186	SMH-D1	53
350028	WATER MAIN TOP 8"	11.744	STR-65	86	SMH-D1	52
350033	WATER MAIN TOP 8"	11.516	SMH-D2	17	STR-66	43
350040	WATER MAIN GATE VALVE 8"	13.828	SMH-D2	27	STR-64	62
350041	WATER MAIN GATE VALVE 8"	13.839	SMH-D2	27	STR-64	40
350038	WATER MAIN TEE 8"X8"X8"	12.632	SMH-E1	28	STR-64	43
350037	WATER MAIN REDUCER 8"X2"	12.675	SMH-E1	26	STR-64	45
350039	WATER MAIN GATE VALVE 2"	12.929	SMH-E1	25	STR-64	47

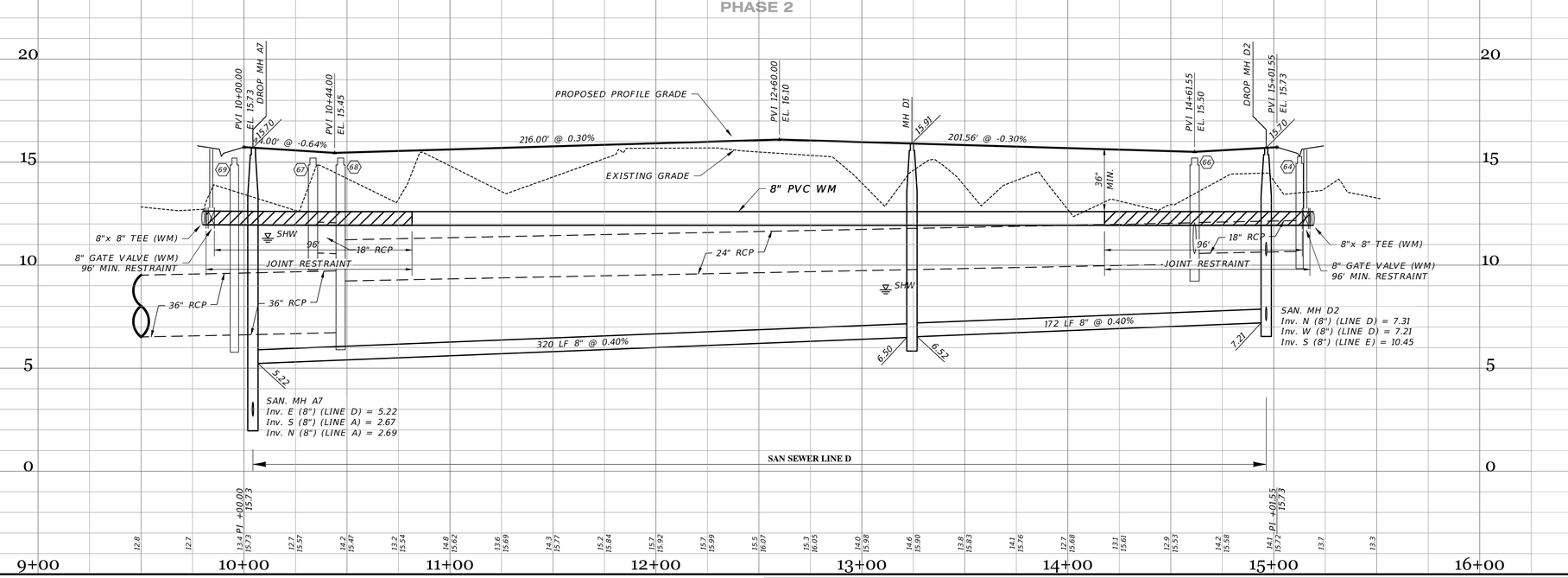
SWING TIE TABLE

SHEET -50	WATER SERVICE		LOCATION 1		LOCATION 2	
POINT- #	DESCRIPTION	ELEVATION	DESCRIPTION	DISTANCE 1	DESCRIPTION	DISTANCE 2
360094	WATER SINGLE SERVICE	15.653	STR-68	14	STR-67	40
360093	WATER SINGLE SERVICE	16.312	STR-68	87	STR-67	105
360092	WATER SINGLE SERVICE	16.183	STR-68	92	STR-67	110
360091	WATER SINGLE SERVICE	16.647	STR-68	168	SMH-D1	113
360090	WATER SINGLE SERVICE	16.469	STR-68	172	SMH-D1	109
360089	WATER SINGLE SERVICE	16.257	STR-68	180	SMH-D1	104
360088	WATER SINGLE SERVICE	16.628	STR-65	171	SMH-D1	39
360087	WATER SINGLE SERVICE	16.512	STR-65	167	SMH-D1	36
360086	WATER SINGLE SERVICE	16.192	STR-65	141	SMH-D1	24
360085	WATER SINGLE SERVICE	16.244	STR-65	136	SMH-D1	23
360083	WATER SINGLE SERVICE	16.118	STR-65	91	SMH-D1	56
360082	WATER SINGLE SERVICE	16.399	SMH-D2	119	SMH-D1	59
360081	WATER SINGLE SERVICE	16.245	SMH-D2	77	STR-66	50
360080	WATER SINGLE SERVICE	15.768	SMH-D2	49	STR-66	14

SYCAMORE FOLD STREET

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

PHASE 2



RECORD DRAWINGS
August 29, 2025
APPROVED

DATE	DESCRIPTION	BY
06-03-2025	UTIL RECORD DATA BY GEOPOINT	JRD
05-18-2023	SIDEWALK 2' FROM R/W @ LOT AREAS	JRD
04-04-2022	MOD STORM 66-68-69 PIPE SIZE	TJF
10-22-2021	REST. JOINTS	DA
05-17-2021	INITIAL SUBMITTAL	JAS

REVISIONS

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

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

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: 06/03/2025
JORDAN A. SCHRADER, P.E. NO. 74798
FLORIDA PROFESSIONAL ENGINEER

ROADWAY & UTILITY PLAN & PROFILE

JOB NO. JEN-RU-008	RUSTIC ROAD NORTH PHASES 1 & 2
DESIGN FERREIRA	
DRAWN DUNCAN	PREPARED FOR: JEN TAMPA 1, LLC. C/O BANYAN LAND CAPITAL, LLC.
DATE 06-03-2025	Elevations based on North American Vertical Datum 1988 (NAVD 88) Conversion from NAVD 88 to NGVD 29 = +1.11 Feet
FILE RP17	SHEET 50 OF 71 SHEETS

P:\RUSTIC ROAD\NORTH - SP\INSPECTION & CERT\NORTH PH 2\MASTER RECORD SET\RW CAD\RP17.DWG-50 ROADWAY & UTILITY PLAN & PROFILE 2025/06/03 1:58 PM OLD ENGINEERO

RECORD DATA PROVIDED BY GEOPOINT SURVEYING, INC.

RECORD DRAWING LEGEND

42.00 / 42.07	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

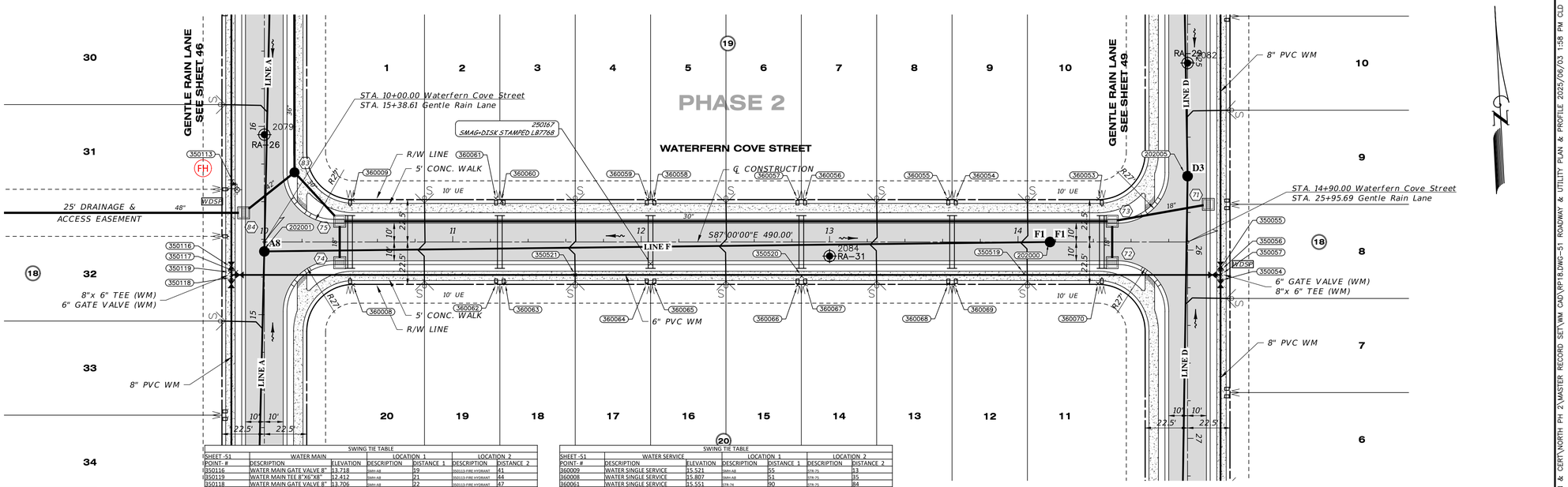
RECORD DRAWING SURVEYORS CERTIFICATION

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.

DATE OF LAST FIELD SURVEY 05/30/2025

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

SWING TIE TABLE - SANITARY MANHOLES	
SWING TIE POINT #	DECRIPTION
202001	SANITARY MANHOLE-A8
202000	SANITARY MANHOLE-F1
202005	SANITARY MANHOLE-D3

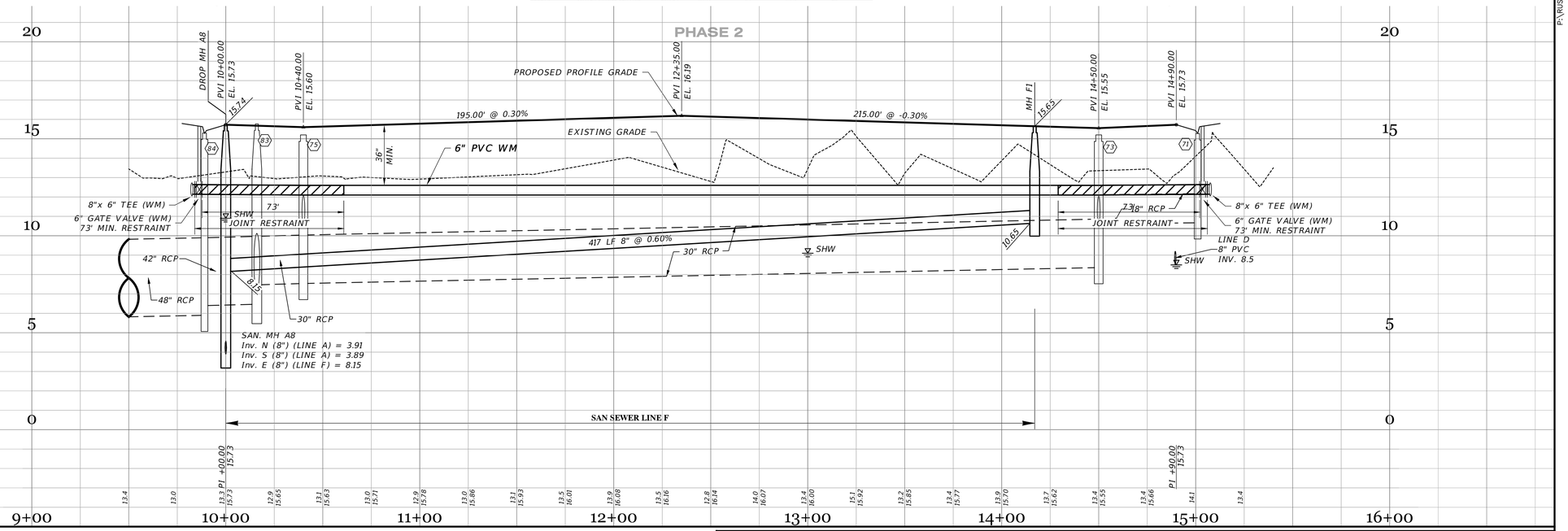


SWING TIE TABLE						
SHEET -S1	WATER MAIN		LOCATION 1		LOCATION 2	
POINT- #	DESCRIPTION	ELEVATION	DESCRIPTION	DISTANCE 1	DESCRIPTION	DISTANCE 2
350116	WATER MAIN GATE VALVE 8"	13.718	MH-A8	19	ISO113-FIRE HYDRANT	41
350119	WATER MAIN TEE 8"X6"X8"	12.412	MH-A8	21	ISO113-FIRE HYDRANT	44
350118	WATER MAIN GATE VALVE 8"	13.706	MH-A8	22	ISO113-FIRE HYDRANT	47
350117	WATER MAIN GATE VALVE 6"	13.45	MH-A8	18	ISO113-FIRE HYDRANT	44
350521	WATER MAIN TOP 8"	12.144	MH-A8	166	ISO113-FIRE HYDRANT	185
350520	WATER MAIN TOP 8"	12.611	MH-F1	132	MH-F1	132
350519	WATER MAIN TOP 8"	12.628	MH-F1	21	MH-F1	21
350055	WATER MAIN GATE VALVE 8"	13.539	MH-F1	91	MH-F1	91
350057	WATER MAIN TEE 8"X8"X8"	13.516	MH-F1	93	MH-F1	93
350056	WATER MAIN GATE VALVE 8"	13.904	MH-F1	93	MH-F1	93
350054	WATER MAIN GATE VALVE 8"	13.999	MH-F1	94	MH-F1	94

SWING TIE TABLE						
SHEET -S1	WATER SERVICE		LOCATION 1		LOCATION 2	
POINT- #	DESCRIPTION	ELEVATION	DESCRIPTION	DISTANCE 1	DESCRIPTION	DISTANCE 2
360009	WATER SINGLE SERVICE	15.521	MH-A8	55	STR-75	13
360008	WATER SINGLE SERVICE	15.807	MH-A8	51	STR-75	35
360061	WATER SINGLE SERVICE	15.551	STR-74	90	STR-75	84
360060	WATER SINGLE SERVICE	15.53	STR-74	92	STR-75	87
360062	WATER SINGLE SERVICE	16.582	STR-74	84	STR-75	89
360063	WATER SINGLE SERVICE	16.806	STR-74	89	STR-75	94
360059	WATER SINGLE SERVICE	15.57	STR-74	167	STR-75	164
360058	WATER SINGLE SERVICE	15.542	STR-74	170	STR-75	167
360064	WATER SINGLE SERVICE	16.637	STR-74	163	STR-75	166
360065	WATER SINGLE SERVICE	16.392	STR-74	167	STR-75	170
360057	WATER SINGLE SERVICE	16.152	MH-F1	135	STR-72	170
360056	WATER SINGLE SERVICE	15.767	MH-F1	131	STR-72	167
360066	WATER SINGLE SERVICE	16.607	MH-F1	135	STR-72	167
360067	WATER SINGLE SERVICE	17.094	MH-F1	131	STR-72	163
360055	WATER SINGLE SERVICE	16.335	MH-F1	58	STR-72	94
360054	WATER SINGLE SERVICE	16.464	MH-F1	54	STR-72	90
360068	WATER SINGLE SERVICE	16.958	MH-F1	58	STR-72	88
360069	WATER SINGLE SERVICE	16.785	MH-F1	55	STR-72	85
360053	WATER SINGLE SERVICE	15.477	MH-F1	35	STR-72	35
360070	WATER SINGLE SERVICE	15.764	MH-F1	34	STR-72	13

WATERFERN COVE STREET

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



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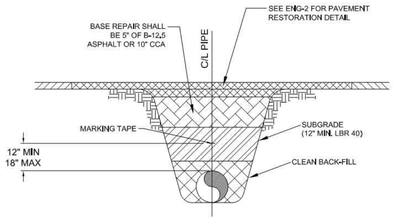
DATE: 06/03/2025
JORDAN A. SCHRADER, P.E. NO. 74798
FLORIDA PROFESSIONAL ENGINEER

ROADWAY & UTILITY PLAN & PROFILE

JOB NO. JEN-RU-008	RUSTIC ROAD NORTH PHASES 1 & 2
DESIGN FERREIRA	
DRAWN DUNCAN	PREPARED FOR: JEN TAMPA 1, LLC. C/O BANYAN LAND CAPITAL, LLC.
DATE 06-03-2025	Elevations based on North American Vertical Datum 1988 (NAVD 88) Conversion from NAVD 88 to NGVD 29 = +1.11 Feet
FILE RP18	SHEET 51 OF 71 SHEETS

P:\RUSTIC ROAD\NORTH-SP\INSPECTION & CERT\NORTH PH 2\MASTER RECORD SET\RW CAD\RP18.DWG-S1 ROADWAY & UTILITY PLAN & PROFILE 2025/06/03 1:58 PM CLD ENGINEER01



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

1.) 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)
2.) MINIMUM COVER SHALL BE 36" FROM TOP OF PIPE TO FINISHED GRADE MAXIMUM COVER SHALL BE 42" FROM FINISHED GRADE UNLESS OTHERWISE APPROVED.
3.) INSTALLATION OF PIPE SHALL BE IN CONFORMANCE WITH MANUFACTURER'S RECOMMENDATIONS.
4.) PAVEMENT RESTORATION SHALL CONFORM WITH DETAIL ENG-2 OF THESE CITY STANDARDS.
5.) CONFLICTS - UTILIZE 45° BENDS WITH SEPARATION AS PER CITY DETAILS.
6.) ALL UTILITIES (PUBLIC & PRIVATE) THAT CROSS A DITCH/SWALE SHALL BE 36" MIN. BELOW THE ACTUAL/DESIGN BOTTOM OF CONVEYANCE.
7.) MARKING TAPE SHALL BE 3" WIDE (MIN.) DETECTIBLE UNDERGROUND WARNING TAPE. INSTALL CENTERED DIRECTLY OVER THE PIPE.
8.) SEE S-6 FOR GRAVITY SEWER PIPE TRENCH DETAIL.

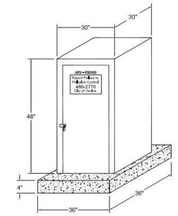
PRESSURE PIPE TRENCH DETAIL

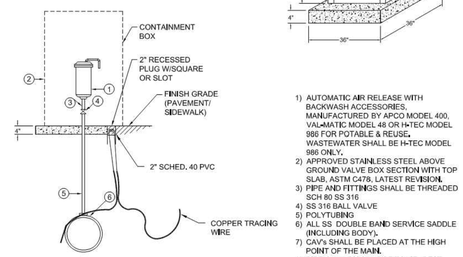
N.T.S.

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

ABOVE GROUND ARV CONTAINMENT NOTES:

1) 12" HOLE MUST BE IN CENTER OF PAD.
2) CONTAINMENT BOX MUST BE COMPLETELY CONSTRUCTED OF STAINLESS STEEL.
3) CONTAINMENT BOX MUST BE EQUIPPED WITH A LOCKABLE DOOR.
4) THIS IS THE PREFERRED INSTALLATION IN LOW TRAFFIC AREAS.





1) 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.
2) APPROVED STAINLESS STEEL ABOVE GROUND VALVE BOX SECTION WITH TOP SLAB, ASTM C478, LATEST REVISION.
3) PIPE AND FITTINGS SHALL BE THREADED SCH 80 SS 316
4) SS 316 BALL VALVE
5) POLYTUBING
6) ALL SS DOUBLE BAND SERVICE SADDLE (INCLUDING BODY).
7) CAV's SHALL BE PLACED AT THE HIGH POINT OF THE MAIN.
8) PIPE CAV's DISCHARGE TO NEAREST GRAVITY SEWER MANHOLE (SEWER & REUSE ONLY).

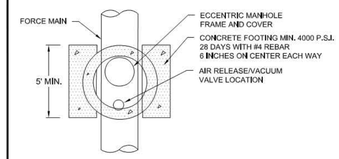
AUTOMATIC COMBINATION AIR RELEASE VALVE (CAV) DETAIL

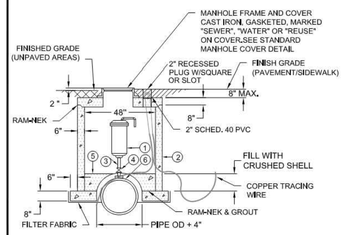
N.T.S.

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



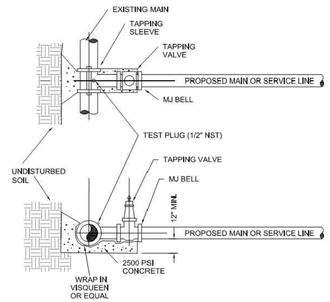


1) AUTOMATIC AIR RELEASE WITH BACKWASH ACCESSORIES, MANUFACTURED BY APCO MODEL 400, VAL-MATIC MODEL 48 OR H-TEC MODEL 986 FOR POTABLE & REUSE. WASTEWATER SHALL BE H-TEC MODEL 986 ONLY.
2) PRECAST CONCRETE 4 FOOT DIA. MANHOLE.
3) PIPE AND FITTINGS SHALL BE THREADED SCH 80 SS 316
4) SS 316 BALL VALVE
5) CRUSHED SHELL
6) ALL SS DOUBLE BAND SERVICE SADDLE (INCLUDING BODY).
7) CAV's SHALL BE PLACED AT THE HIGH POINT OF THE MAIN.
8) 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

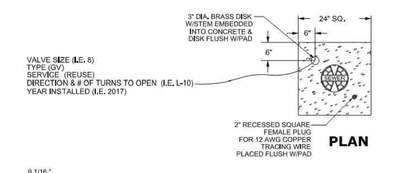


1.) EXISTING MAIN SHALL NOT BE TAPPED UNTIL THE ASSEMBLED SLEEVE AND VALVE ARE TESTED IN PLACE AT A MINIMUM OF 150 PSI FOR THIRTY MINUTES.
2.) UPON SUCCESSFUL TAPPING SLEEVE PRESSURE TEST (NOTE 1), THE THRUST BLOCK SHALL BE POURED AND HAVE SET FOR 24 HRS PRIOR TO TAPPING, READY-MADE THRUST BLOCKS CAN BE USED WITH CITY APPROVAL.
3.) STAINLESS STEEL TAPPING SLEEVE SHALL BE FORD, ALL HARDWARE SHALL BE 316 STAINLESS STEEL, GASKETS SHALL BE VIRGIN SBR COMPOUND.
4.) 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 NSF61 CERTIFIED.
5.) 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.
6.) TAPPING/SERVICE SADDLES MAY BE USED FOR TAPS UP TO AND INCLUDING 2" DIAMETER.
7.) ALL TAPS SHALL BE WHOLE NUMBER NOMINAL SIZES, INCLUDING 1", 2", 4", ETC.
8.) VALVE BOX ALIGNMENT DEVICE SHALL BE INSTALLED IN ACCORDANCE WITH W-1 ON ALL VALVES ABOVE 1".

TAPPING SLEEVE & VALVE DETAIL

N.T.S.

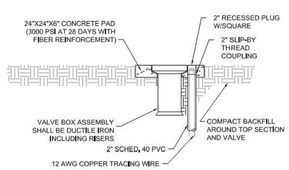
CITY OF VENICE ENGINEERING DEPARTMENT 401 WEST VENICE AVE. VENICE FL 34285 (941) 486-2626 FAX (941) 480-3031	UTILITIES - GENERAL	DATE JAN 2021
	TAPPING SLEEVE & VALVE	SHEET NO. U-3



PLAN

COVER DETAIL

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



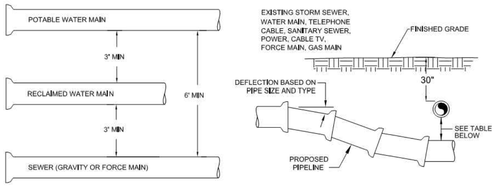
PROFILE

1.) PAVED AREAS: SET CONCRETE PAD AND COVER FLUSH WITH FINISHED PAVEMENT SURFACE.
2.) UNPAVED AREAS: SET PAD AND COVER 1 INCH 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



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)

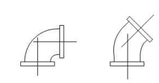
	WATER MAIN	FORCE MAIN	SANITARY SERVICE	REUSE MAIN	STORM WATER	OTHER UTILITIES (TELEPHONE, CABLE, ETC.)
WATER MAIN	6	12	12	6	6	6
FORCE MAIN	12	6	6	6	6	6
SANITARY SEWER	12	6	6	6	6	6
REUSE MAIN	6	6	6	6	6	6
STORM WATER	6	6	6	6	6	6
OTHER UTILITIES	6	6	6	6	6	6

1.) MAXIMUM JOINT DEFLECTION SHALL BE 90% OF MANUFACTURER'S RECOMMENDATION.
2.) 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.
3.) ACCEPTABLE VARIANCES:
   A. WHERE HORIZONTAL SEPARATION CANNOT BE MAINTAINED, C900 DR14 PVC PIPE SHALL BE USED FOR ONE OF THE PIPELINES.
   B. WHERE VERTICAL CLEARANCE CANNOT BE MAINTAINED, ONE FULL LENGTH OF DR14 C900 PIPE SHALL BE INSTALLED CENTERED AT THE POINT OF CROSSING.
   C. 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.
4.) 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



1.) ALL PIPE FITTINGS SHALL BE COMPACT, DUCTILE IRON.
2.) ALL APPLICATIONS (RAW, POTABLE, REUSE, SEWER) SHALL BE FUSION BONDED EPOXY COATED INSIDE AND OUT.
3.) ALL FITTINGS SHALL MEET ANSI/AWWA C116/A21.16 STANDARDS.

PIPE FITTINGS

N.T.S.

SERVICE	COLOR	MATERIAL/CLASS
POTABLE WATER MAIN	BLUE	AWWA C900 PVC / DR 18 FUSIBLE C900 PVC / DR 18 HDPE PPI PE 4710 / DR 11 (DUCTILE IRON PIPE SIZE)
RAW WATER MAIN	WHITE	
REUSE MAIN	PURPLE	
FORCE MAIN (MIN. 4" DIAMETER)	GREEN	
WATER SERVICE	BLUE	PE (POLYTUBING) / DR 9
REUSE SERVICE	PURPLE	PE (POLYTUBING) / DR 9
GRAVITY SEWER MAIN (MIN. 8" DIAMETER)	GREEN	ASTMD3034 / SDR 26 FUSIBLE PVC / SDR 26
SEWER LATERAL (MIN. 6" DIAMETER)	GREEN	ASTMD3034 / SDR 26 / SDR 35 / SCH 40 PVC

PIPE MATERIAL SCHEDULE

N.T.S.

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

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 WATER OR 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.

1.) FOR TEE OR REDUCER FITTINGS SUBMIT RESTRAINED JOINT LENGTH CALCULATIONS TO CITY ENGINEER FOR REVIEW AND APPROVAL, USING THE ASSUMPTIONS LISTED ABOVE.
2.) 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.
3.) RESTRAINED JOINT SHALL BE USED ON ALL JOINTS FROM ANY MAIN TEE TO ANY FIRE HYDRANT ASSEMBLY.
4.) THRUST BLOCKS WILL NOT BE ACCEPTED, UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER.
5.) 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

August 29, 2025

APPROVED

DATE	DESCRIPTION	BY
05-17-2021	INITIAL SUBMITTAL	JAS

REVISIONS

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

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

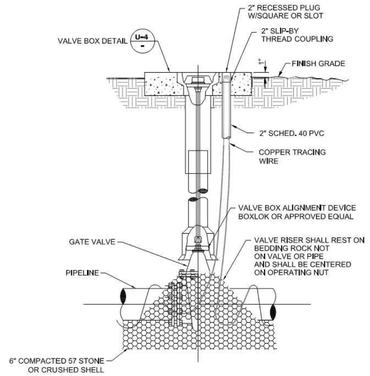
This item has been digitally signed and sealed by JORDAN A. SCHRADER, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

DATE: 06/03/2025
JORDAN A. SCHRADER, P.E. NO. 74798
FLORIDA PROFESSIONAL ENGINEER

GENERAL UTILITY DETAILS

JOB NO. JEN-RU-008	RUSTIC ROAD NORTH PHASES 1 & 2
DESIGN FERREIRA	
DRAWN DUNCAN	PREPARED FOR: JEN TAMPA 1, LLC. C/O BANYAN LAND CAPITAL, LLC.
DATE 06-03-2025	Elevations based on North American Vertical Datum 1988 (NAVD 88) Conversion from NAVD 88 to NGVD 29 = +1.11 Feet
FILE WSD	SHEET 66 OF 71 SHEETS

P:\RUSTIC ROAD\NORTH-SF\INSPECTION & CERT\NORTH PH 2\MASTER RECORD SET\WM CAD\WSD.DWG-C6 GENERAL UTILITY DETAILS 2025/06/03 1:58 PM OLD ENGINEER()

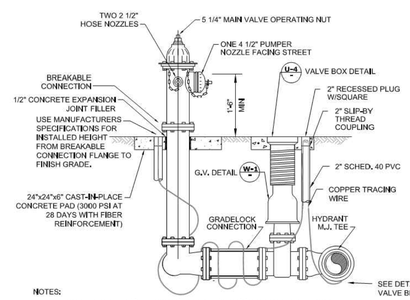


1.) GATE VALVES SHALL BE RESILIENT WEDGE-TYPE MANUFACTURED BY MUELLER, AMERICAN VALVE, OR EQUAL. ALL GATE VALVES SHALL BE FUSION BONDED EPOXY COATED (INTERIOR AND EXTERIOR) MEET ANSI/AWWA C550, AND BE NSF61 CERTIFIED. BRANCH VALVES SHALL BE LOCATED AS CLOSE AS POSSIBLE TO THE TEE.
2.) FOR VALVES LARGER THAN 12" IN USE BUTTERFLY STYLE VALVE.
3.) VALVE SHALL BE INSTALLED IN CONFORMANCE WITH MANUFACTURER'S RECOMMENDATIONS.
4.) COPPERHEAD TRACING WIRE PART #12 AWG OR EQUAL SHALL BE USED. IT SHALL BE COLOR CODED TO REFLECT WHAT THE PIPE CARRIES. (BLUE = WATER, PURPLE = REUSE)
5.) FOR CURBED ROADWAYS: CURB SHALL BE ETCHED WITH THE LETTER "V" DIRECTLY PERPENDICULAR TO THE VALVE BOX.
6.) ALL BOLTS AND HARDWARE SHALL BE 316 SS.

GATE VALVE DETAIL

(WATER AND REUSE ONLY)
N.T.S.

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

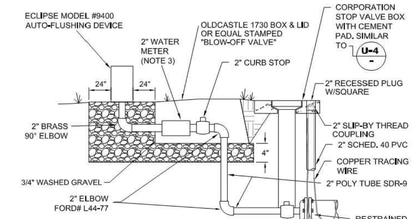


NOTES:
1.) POTABLE WATER FIRE HYDRANTS SHALL BE PAINTED "SAFETY YELLOW".
2.) REUSE FIRE HYDRANTS SHALL BE PAINTED PANTONE PURPLE 522C AND TAGGED WITH A PERMANENT LABEL "RECLAIMED WATER-DO NOT DRINK."
3.) HYDRANT SHALL BE MUELLER SUPER CENTURIAN MODEL #423, AMERICAN B84B-5 WITH BREAK-AWAY FEATURE. ALL BOLTS SHALL BE SS (BONNET, SAFETY FLANGE, SHOE).
4.) RESTRAINED JOINTS SHALL BE USED BETWEEN TEE AND HYDRANT.
5.) HYDRANTS SHALL HAVE "OUT OF SERVICE" TAGS AND BE BAGGED UNTIL MAINS ARE ACCEPTED BY CITY.
6.) ALL WEEP HOLES SHALL BE PLUGGED.
7.) HYDRANT LOCATED AT LEAST 3' OR MORE FROM ANY STORM WATER PIPE OR DITCH AND AT LEAST 6' OR MORE FROM ANY SANITARY SEWER STRUCTURE.
8.) FOR CLEARANCE ISSUES, PLEASE REFER TO CURRENT FLORIDA FIRE PREVENTION CODE REQUIREMENTS.
9.) COPPERHEAD TRACING WIRE #12 AWG OR EQUAL SHALL BE USED. IT SHALL BE COLOR CODED TO REFLECT WHAT THE PIPE CARRIES. (BLUE = WATER, PURPLE = REUSE)
10.) ASSEMBLY SHALL BE BEDDED IN 8" OF 57 STONE OR CRUSHED SHELL AND INSTALLED AT PROPER BURIAL DEPTH.
11.) FIRE HYDRANT ASSEMBLY INCLUDES GATE VALVE TO BE LOCATED AS CLOSE TO WATER MAIN AS POSSIBLE.
12.) GRADELOCK CONNECTION TO BE USED BETWEEN VALVE AND HYDRANT. FUSION BONDED EPOXY. ROTATE TO FINAL GRADE.

FIRE HYDRANT ASSEMBLY DETAIL

N.T.S.

CITY OF VENICE ENGINEERING DEPARTMENT 401 WEST VENICE AVE. VENICE FL 34285 (941) 486-2626 FAX (941) 480-3031	UTILITIES - WATER	DATE JAN 2021
	FIRE HYDRANT ASSEMBLY	SHEET NO. W-2

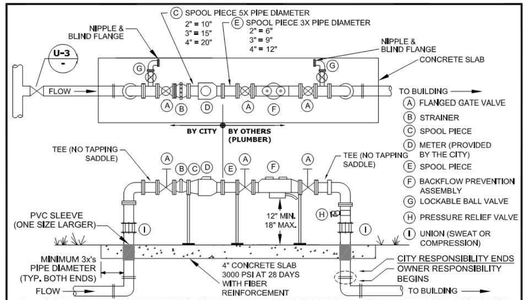


1.) FOR ALL DEAD-END WATER MAINS.
2.) AUTOMATIC FLUSHING DEVICE SHALL BE AN ABOVE GRADE ECLIPSE MODEL #9400.
3.) CONTRACTOR SHALL PROVIDE 2" BADGER MODEL-170 R.R. METER, HRE REGISTER, ORION MESE ENDPOINT.
4.) COPPERHEAD TRACING WIRE PART #12 AWG OR EQUAL SHALL BE USED.

AUTOMATIC FLUSHING DEVICE DETAIL

N.T.S.

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



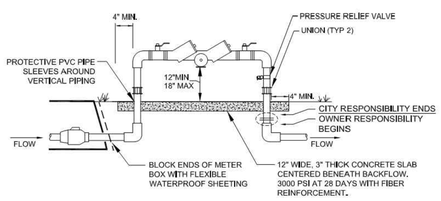
1.) EITHER 90°-DEGREE OR 45°-DEGREE FITTINGS MAY BE USED WITH THE REQUIRED LENGTH OF RESTRAINED JOINT FITTINGS.
2.) BACKFLOW PREVENTION ASSEMBLY TYPE SHALL BE DETERMINED BY THE CITY OF VENICE UTILITIES DEPARTMENT'S MOST CURRENT CROSS-CONNECTION CONTROL PROGRAM MANUAL, AND SHALL BE INSTALLED IMMEDIATELY FOLLOWING THE METER.
3.) ALL BACKFLOW PREVENTION ASSEMBLIES SHALL BE APPROVED BY THE UNIVERSITY OF SOUTHERN CALIFORNIA FOUNDATION FOR CROSS-CONNECTION CONTROL AND HYDRAULIC RESEARCH AND/OR ASSE 1013.
4.) ALL CONCRETE PIPE PENETRATIONS SHALL BE PROTECTED WITH A PVC SLEEVE. ONE SIZE LARGER THAN RISER PIPE.
5.) VALVES SHALL BE FULL PORTED FULL FLOW BALL VALVES OR RESILIENT WEDGE NON-RISING STEM GATE VALVES.
6.) PIPE BETWEEN TAP & ISOLATION VALVE SHALL BE C900 PVC.
7.) THE BACKFLOW ASSEMBLY SHALL MATCH THE WATER METER SIZE.
8.) METERS 1-1/2" AND UP WILL HAVE FLANGES. LAY LENGTHS MUST BE VERIFIED PRIOR TO CONSTRUCTION OF ASSEMBLIES.
9.) ASSEMBLIES 2" AND UP REQUIRE ONE UNION ON THE UPSTREAM RISER.
10.) ASSEMBLIES 1-1/2" AND SMALLER REQUIRE TWO UNIONS.
11.) METERS 1-1/2" AND SMALLER REQUIRE A LOCKABLE CURB STOP.
12.) NO SPOOL PIECE REQUIRED FOR 3/4", 1", OR 1 1/2".
13.) ALL COMMERCIAL AND MULTI FAMILY UNIT METERS MUST BE ABOVE GRADE. REUSE METERS 2" AND LESS MAY BE BELOW GROUND.
14.) BACKFLOW PREVENTION ASSEMBLY AND BYPASS ARE NOT REQUIRED FOR REUSE METER ONLY.
15.) BACKFLOW PREVENTION ASSEMBLIES SHALL ONLY BE BY-PASSED IF A TEMPORARY RP IS INSTALLED ON BY-PASS.
16.) NO BRANCH OR TEE SERVICE CONNECTIONS SHALL EXIST BETWEEN THE WATER METER AND BACKFLOW PREVENTER.
17.) THE ENGINEER OF RECORD SHALL SUBMIT METER SIZING CALCULATIONS BASED ON SERVICE DEMAND PER AWWA M-22 AND SUBJECT TO APPROVAL BY THE UTILITY DEPARTMENT.
18.) PARALLEL BACKFLOW ASSEMBLY MAY BE PERMITTED TO ALLOW FOR UNINTERRUPTED SERVICE AND SHALL PROVIDE THE SAME DEGREE OF PROTECTION OR GREATER.
19.) NO PVC SHALL BE PERMITTED ON THE CITY SIDE.

METER SIZE (IN.)	BY-PASS SIZE
3/4"	NO BYPASS
1"	NO BYPASS
1 1/2"	1"
2"	1 1/2"
3"	2"
4"	3"

WATER & REUSE METER & BACKFLOW PREVENTION ASSEMBLY

ABOVE GROUND COMMERCIAL/MULTI-UNIT/SINGLE SERVICE/MASTER METER
N.T.S.

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

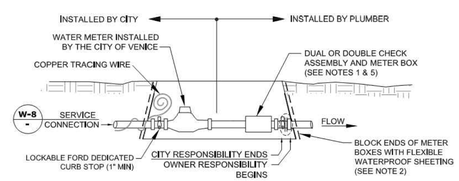


1.) BACKFLOW PREVENTION ASSEMBLY TYPE SHALL BE DETERMINED BY THE CITY OF VENICE UTILITIES DEPARTMENT'S MOST CURRENT CROSS-CONNECTION CONTROL PROGRAM.
2.) ALL BACKFLOW PREVENTION ASSEMBLIES SHALL BE APPROVED BY THE UNIVERSITY OF SOUTHERN CALIFORNIA FOUNDATION FOR CROSS-CONNECTION CONTROL AND HYDRAULIC RESEARCH AND/OR ASSE 1013.
3.) ALL ABOVE GROUND PIPING SHALL BE RIGID COPPER.
4.) THE WATER METER AND BACKFLOW PREVENTER SHALL BE THE SAME SIZE.
5.) INSTALLED IMMEDIATELY AFTER THE UTILITY WATER METER, PER THE CROSS CONNECTION CONTROL MANUAL, UNLESS OTHERWISE APPROVED IN WRITING BY THE CITY OF VENICE UTILITIES DIRECTOR AND WITH A SIGNED WAIVER AGREEMENT BY THE CUSTOMER.
6.) NO BRANCH OR TEE CONNECTIONS SHALL EXIST BETWEEN THE WATER METER AND BACKFLOW PREVENTER.
7.) ALL METER BOXES SHALL BE SET FLUSH WITH FINISHED GRADE.
8.) SHEETING SHALL BE A PVC TYPE MATERIAL WITH A MINIMUM OF 40 MIL. THICKNESS.
9.) PROTECTIVE PIPE SLEEVES MAY BE PVC PIPE ONE SIZE LARGER THAN RISER OR OTHER CITY APPROVED MATERIAL.
10.) UNIONS ARE REQUIRED ON THE RISERS.
11.) PRESSURE RELIEF VALVE SHALL BE INSTALLED.
12.) LINE DOWNSTREAM OF METER AND PRIOR TO BACKFLOW SHALL BE POLYETHYLENE.
13.) NO PVC SMALLER THAN 4" DIAMETER SHALL BE INSTALLED ON CITY-OWNED UTILITIES.

BACKFLOW PREVENTION ASSEMBLY

(RESIDENTIAL, NOT MASTER METERED)
N.T.S.

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

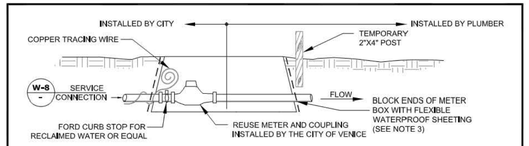


1.) THE POTABLE WATER SYSTEM SHALL USE AN OLDCASTLE CARSON MODEL #1220 BLACK PLASTIC METER BOX WITH METAL READER AND BLACK SOLID RODS OR APPROVED EQUAL FOR BOTH METER AND CHECK VALVE.
2.) CENTER METER IN BOX AND BLOCK ENDS OF BOX TO PREVENT DIRT FROM ENTERING WITH FLEXIBLE WATERPROOF SHEETING. SHEETING SHALL BE A PVC TYPE MATERIAL WITH MINIMUM 40 MIL THICKNESS.
3.) COPPERHEAD TRACING WIRE #12 AWG OR EQUAL SHALL BE USED AND COLOR CODED TO REFLECT WHAT THE PIPE CARRIES (BLUE = WATER).
4.) LOCKING CURB STOP MUST BE LOCATED JUST INSIDE BOX AND SHALL BE LOCKED IN THE CLOSED POSITION WITH A LOCK SUPPLIED BY THE UTILITIES DEPARTMENT AT THE TIME OF SERVICE LINE INSTALLATION. LOCK TO BE REMOVED BY THE UTILITIES DEPARTMENT ONLY AFTER STANDARD DETAIL REQUIREMENTS ARE MET. DEDICATED FIRE SERVICE CURB STOPS SHALL BE LOCKED IN THE OPEN POSITION BY THE UTILITIES DEPARTMENT AFTER STANDARD DETAIL REQUIREMENTS ARE MET. ALL CURB STOPS SHALL BE ORIENTED WITH THE OPERATING NUT ON TOP AND ACCESSIBLE FOR SERVICE BY A CURB STOP KEY.
5.) DUAL CHECK ASSEMBLY, WHEN REQUIRED BY THE CITY OF VENICE UTILITIES DEPARTMENT'S MOST CURRENT CROSS-CONNECTION CONTROL PROGRAM, SHALL BE INSTALLED BY A PLUMBER IMMEDIATELY AFTER THE WATER METER.
6.) RESIDENTIAL FIRE SERVICE SPRINKLERS INCORPORATED INTO DOMESTIC RESIDENTIAL PLUMBING SHALL BE SERVICED BY AN ELECTRONIC WATER METER MEETING NFPA STANDARDS FOR FLOW AND PRESSURE LOSS.
7.) THE ENGINEER OF RECORD SHALL SUBMIT METER SIZING CALCULATIONS BASED ON SERVICE DEMAND PER AWWA M-22 AND SUBJECT TO APPROVAL BY THE UTILITIES DEPARTMENT.
8.) ALL METER BOXES SHALL BE SET FLUSH WITH FINISHED GRADE.
9.) NO PVC SMALLER THAN 4" DIAMETER SHALL BE INSTALLED ON CITY-OWNED UTILITIES.

RESIDENTIAL WATER & FIRE METER

(RESIDENTIAL USE ONLY)
N.T.S.

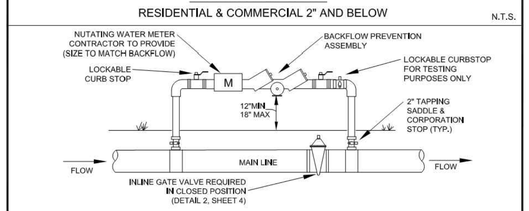
CITY OF VENICE ENGINEERING DEPARTMENT 401 WEST VENICE AVE. VENICE FL 34285 (941) 486-2626 FAX (941) 480-3031	UTILITIES - WATER	DATE JAN 2021
	RESIDENTIAL WATER & FIRE METER	SHEET NO. W-6



1.) THE REUSE SYSTEM SHALL USE AN OLDCASTLE CARSON MODEL #1220 OR APPROVED EQUAL. THE LID SHALL BE STAMPED "NON-POTABLE" & "DO NOT DRINK" IN BOTH ENGLISH AND SPANISH AND MUST BE LOCKABLE. METER BOX AND LID SHALL BE PURPLE (COLOR PANTONE 522C).
2.) CURB STOP MUST BE LOCATED INSIDE THE METER BOX AND SHALL BE LOCKED IN THE CLOSED POSITION WITH A LOCK SUPPLIED BY THE UTILITIES DEPARTMENT AT THE TIME OF SERVICE LINE INSTALLATION. LOCK TO BE REMOVED BY THE UTILITIES DEPARTMENT ONLY AFTER STANDARD DETAIL REQUIREMENTS ARE MET. ALL CURB STOPS SHALL BE ORIENTED WITH THE OPERATING NUT ON TOP AND ACCESSIBLE FOR SERVICE BY A CURB STOP KEY.
3.) CENTER METER IN BOX AND BLOCK ENDS OF BOX TO PREVENT DIRT FROM ENTERING WITH FLEXIBLE WATERPROOF SHEETING. SHEETING SHALL BE A PVC TYPE MATERIAL WITH MINIMUM 40 MIL THICKNESS.
4.) COPPERHEAD TRACING WIRE #12 AWG OR EQUAL SHALL BE USED. IT SHALL BE COLOR CODED TO REFLECT WHAT THE PIPE CARRIES. (PURPLE = REUSE)
5.) ALL METER BOXES SHALL BE SET FLUSH WITH FINISHED GRADE.

REUSE METER

RESIDENTIAL & COMMERCIAL 2" AND BELOW
N.T.S.

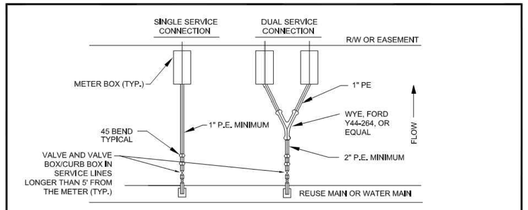


1.) BACKFLOW PREVENTION ASSEMBLY MUST BE CERTIFIED WITHIN THE PAST YEAR AND A VISIBLE TAG INSTALLED.
2.) INLINE MAIN VALVE MUST REMAIN CLOSED UNTIL FINAL CITY TURNOVER IS COMPLETE AND FDEP CLEARANCE IS ISSUED.
3.) JUMPER ASSEMBLY SHALL BE REMOVED ONCE MAIN LINE IS CLEARED AND TURNED OVER TO CITY.
4.) DURING JUMPER REMOVAL, CORPORATION STOPS SHALL BE SHUT OFF AND PLUGGED WITH LEAD FREE BRASS PLUGS.

TEMPORARY MAIN-LINE JUMPER DETAIL

N.T.S.

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



RESIDENTIAL METER CONNECTION DETAIL

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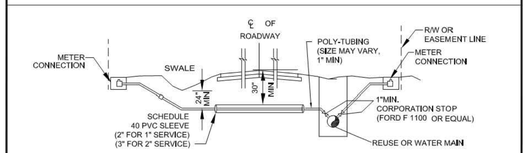

1.) TAPS SHALL NOT BE CLOSER THAN TWO FEET APART OR WITHIN TWO FEET OF ANY JOINT.
2.) TAPS IN MULTIPLE GROUPS SHALL NOT BE MADE IN THE SAME LONGITUDINAL LINE OF THE PIPE BUT MUST BE STAGGERED VERTICALLY.
3.) TAPPING SADDLE SHALL BE EPOXY COATED, DUCTILE IRON BODY WITH SS 316 BAND(S) AND HARDWARE.
4.) BRASS FITTINGS AND BALL VALVES SHALL BE FORD F1100 OR EQUAL.
5.) CITY-APPROVED CURB BOXES SHALL BE USED ON THE CURB STOP AT THE MAIN, WHEN THE WATER SERVICE EXCEEDS 5' FROM THE METER, AND THE SERVICE IS 2" OR LESS IN DIAMETER.
6.) ALL SERVICES SHALL HAVE COPPER TRACING WIRE.
7.) ALL SLEEVE ENDS SHALL BE SEALED WITH FOAM SEAL.
8.) INSERT STIFFENERS WILL NOT BE ACCEPTABLE.
9.) ALL WATERWORKS BRASS MUST BE LEAD FREE.
10.) METER SIZE AND SERVICE LINE PIPING DOWNSTREAM OF METER SHALL BE MINIMALLY SIZED BASED ON FIXTURE CALCS AS DETERMINED BY THE EOR.
11.) FOR CURBED ROADWAYS: CURB SHALL BE ETCHED WITH THE LETTER "W" FOR WATER SERVICE AND "R" FOR REUSE SERVICE DIRECTLY PERPENDICULAR TO THE METER.

WATER & REUSE SERVICE CONNECTION

N.T.S.

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
August 29, 2025
APPROVED

DATE	DESCRIPTION	BY
05-17-2021	INITIAL SUBMITTAL	JAS

REVISIONS

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

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

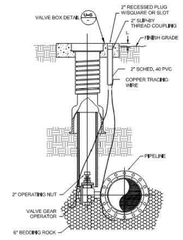
This item has been digitally signed and sealed by JORDAN A. SCHRADER, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

DATE: 06/03/2025
JORDAN A. SCHRADER, P.E. NO. 74798
FLORIDA PROFESSIONAL ENGINEER

POTABLE WATER SYSTEM DETAILS

JOB NO. JEN-RU-008	RUSTIC ROAD NORTH PHASES 1 & 2
DESIGN FERREIRA	
DRAWN DUNCAN	PREPARED FOR: JEN TAMPA 1, LLC. C/O BANYAN LAND CAPITAL, LLC.
DATE 06-03-2025	Elevations based on North American Vertical Datum 1988 (NAVD 88) Conversion from NAVD 88 to NGVD 29 = +1.11 Feet
FILE WSD	SHEET 67 OF 71 SHEETS

P:\RUSTIC ROAD\NORTH - SP\INSPECTION & CERT\NORTH PH 2\MASTER RECORD SET\RW CAD\WSD.DWG-67 POTABLE WATER SYSTEM DETAILS 2025/06/03 1:58 PM CLD ENGINEER0

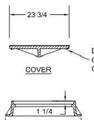


1.) PLUG VALVES SHALL BE MANUFACTURED BY DEZURIK.
2.) SEAT OF PLUG VALVE SHALL BE ON THE UPSTREAM SIDE OF THE BODY.
3.) VALVE SHALL BE INSTALLED IN CONFORMANCE WITH MANUFACTURER'S RECOMMENDATIONS.
4.) ALL SEWER FORCE MAIN PLUG VALVES SHALL BE GEAR OPERATED.

PLUG VALVE DETAIL

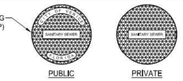
(SEWER FORCE MAINS ONLY)

N.T.S.

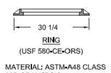


1.) MATERIAL: ASTM-A48 CLASS 30B GRAY IRON
2.) RING WT: 155 LBS. APP.
3.) COVER WT: 150 LBS. APP.
4.) INFLOW DISH REQUIRED

TYPICAL COVER



1.) HEAVY DUTY 130 LB. COVER
2.) MANHOLE COVER SHALL BE U.S FOUNDARY TYPE CE-ORS
3.) SHALL BE LABELLED AS ILLUSTRATED ABOVE



1.) MATERIAL: ASTM-A48 CLASS 30B GRAY IRON
2.) RING WT: 90 LBS. APP.
3.) COVER WT: 130 LBS. APP.

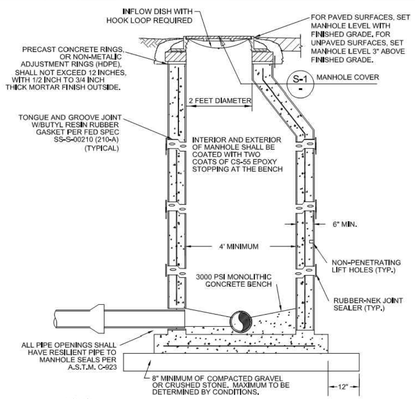
LOW PROFILE COVER

MANHOLE COVERS DETAIL

(ALL UNITS IN INCHES)

N.T.S.

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

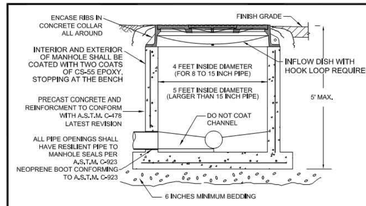


NOTES:
1.) MANHOLE SHALL CONFORM TO A.S.T.M. C-478 LATEST REVISION TYPE II CONCRETE. 4000 P.S.I. 28 DAY COMPRESSIVE STRENGTH
2.) TURBULENT MANHOLES, AND DROP MANHOLES. SHALL BE LINED WITH AGRU SURE GRIP HDPE. FOR EXISTING MANHOLES RECEIVING FORCE MAINS, LINE WITH RAVENS COAT 405 EPOXY.
3.) ECCENTRIC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

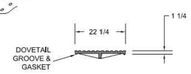
SANITARY SEWER MANHOLE DETAIL

N.T.S.

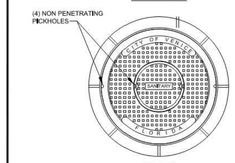
CITY OF VENICE ENGINEERING DEPARTMENT 401 WEST VENICE AVE. VENICE FL 34285 (941) 486-2626 FAX (941) 480-3031	UTILITIES - SEWER	DATE JAN 2021
	SANITARY SEWER MANHOLE	SHEET NO. S-2



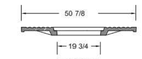
SHALLOW MANHOLE PROFILE



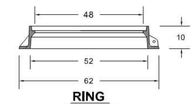
ACCESS COVER PROFILE



PLAN



COVER PROFILE



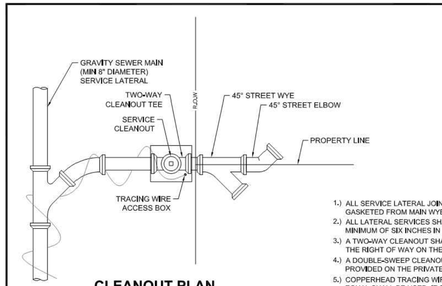
RING PROFILE

1.) SHALLOW MANHOLE SHALL BE INSTALLED WHEREVER THE BASE OF THE MANHOLE IS LESS THAN 5 FEET BELOW THE FINISHED GRADE
2.) MANHOLE SHALL CONFORM TO A.S.T.M. C-478 LATEST REVISION TYPE II CONCRETE. 4000 P.S.I. 28 DAY COMPRESSIVE STRENGTH
3.) INTERCEPTOR MANHOLES, DROP MANHOLES, AND MANHOLES WITH INTERCEPTING FORCE MAINS SHALL BE LINED.
4.) ALL JOINTS SHALL BE WRAPPED WITH RUBBER-NEK SEALER.
5.) INFLOW DISH SHALL BE PROVIDED AND INSTALLED BY CONTRACTOR.
6.) COVER SPECIFICATIONS:
MATERIAL: ASTM-A48 CLASS 30B GRAY IRON.
RING WT: 700 LBS. APP. (USF 690-AG-M)
OUTER COVER WT: 675 LBS. APP.
INNER COVER WT: 105 LBS. APP.

PRECAST SHALLOW MANHOLE DETAIL

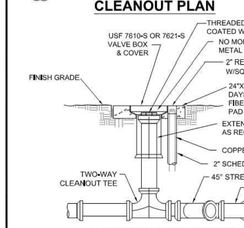
N.T.S.

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



CLEANOUT PLAN

1.) ALL SERVICE LATERAL JOINTS SHALL BE GASKETED FROM MAIN WYE.
2.) ALL LATERAL SERVICES SHALL BE A MINIMUM OF SIX INCHES IN DIAMETER.
3.) A TWO-WAY CLEANOUT SHALL BE PROVIDED AT THE RIGHT OF WAY ON THE PROPERTY LINE.
4.) A DOUBLE-SWEEP CLEANOUT SHALL BE PROVIDED ON THE PRIVATE SIDE.
5.) COPPERHEAD TRACING WIRE #12 AWG OR EQUAL SHALL BE USED. IT SHALL BE COLOR CODED TO GREEN FOR SEWER.
6.) AIR TEST REQUIRED.
7.) THE BUILDING GENERAL CONTRACTOR SHALL INSURE THE APPLICABLE SERVICING SANITARY SEWER CLEANOUT CONNECTION IS PLACED AT FINISH GRADE WITH COVER, AND IS WITH A CONCRETE PAD AT THE TIME CERTIFICATION OF OCCUPATION (CO) IS REQUESTED. NON COMPLIANCE MAY RESULT IN A DELAY OF CO.
8.) FOR CURBED ROADWAYS: CURB SHALL BE ETCHED WITH THE LETTER "S" DIRECTLY PERPENDICULAR TO THE SEWER CLEAN-OUT.
9.) WHEN CONNECTING TO EXISTING SERVICE TAPS ON VCP, REMOVE EXISTING VCP WYE AND REPLACE WITH SDR26 GASKETED FITTINGS, USE MAXADAPTOR TO TRANSITION FROM VCP TO PVC.



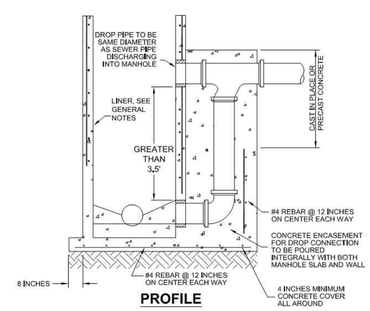
CLEANOUT PROFILE

SANITARY SEWER SERVICE & CLEANOUT DETAIL

N.T.S.

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

RECORD DRAWINGS
August 29, 2025
APPROVED



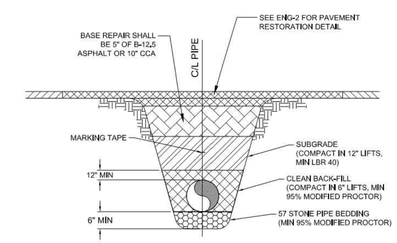
PROFILE

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

SANITARY SEWER DROP MANHOLE

N.T.S.

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



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

SEWER 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
	SEWER PIPE TRENCH	SHEET NO. S-6

DATE	DESCRIPTION	BY
05-17-2021	INITIAL SUBMITTAL	JAS

REVISIONS

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

Clearview LAND DESIGN, P.L.
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DATE: 06/03/2025
JORDAN A. SCHRADER, P.E. NO. 74798
FLORIDA PROFESSIONAL ENGINEER

SANITARY SEWER SYSTEM DETAILS

JOB NO. JEN-RU-008	RUSTIC ROAD NORTH PHASES 1 & 2
DESIGN FERREIRA	
DRAWN DUNCAN	PREPARED FOR: JEN TAMPA 1, LLC. C/O BANYAN LAND CAPITAL, LLC.
DATE 06-03-2025	Elevations based on North American Vertical Datum 1988 (NAVD 88) Conversion from NAVD 88 to NGVD 29 = +1.11 Feet
FILE WSD	SHEET 68 OF 71 SHEETS

P:\RUSTIC ROAD\NORTH-SF\INSPECTION & CERT\NORTH PH 2\MASTER RECORD SET\WM CAD\WSD.DWG-68 SANITARY SEWER SYSTEM DETAILS 2025/06/03 1:58 PM CLD ENGINEER01